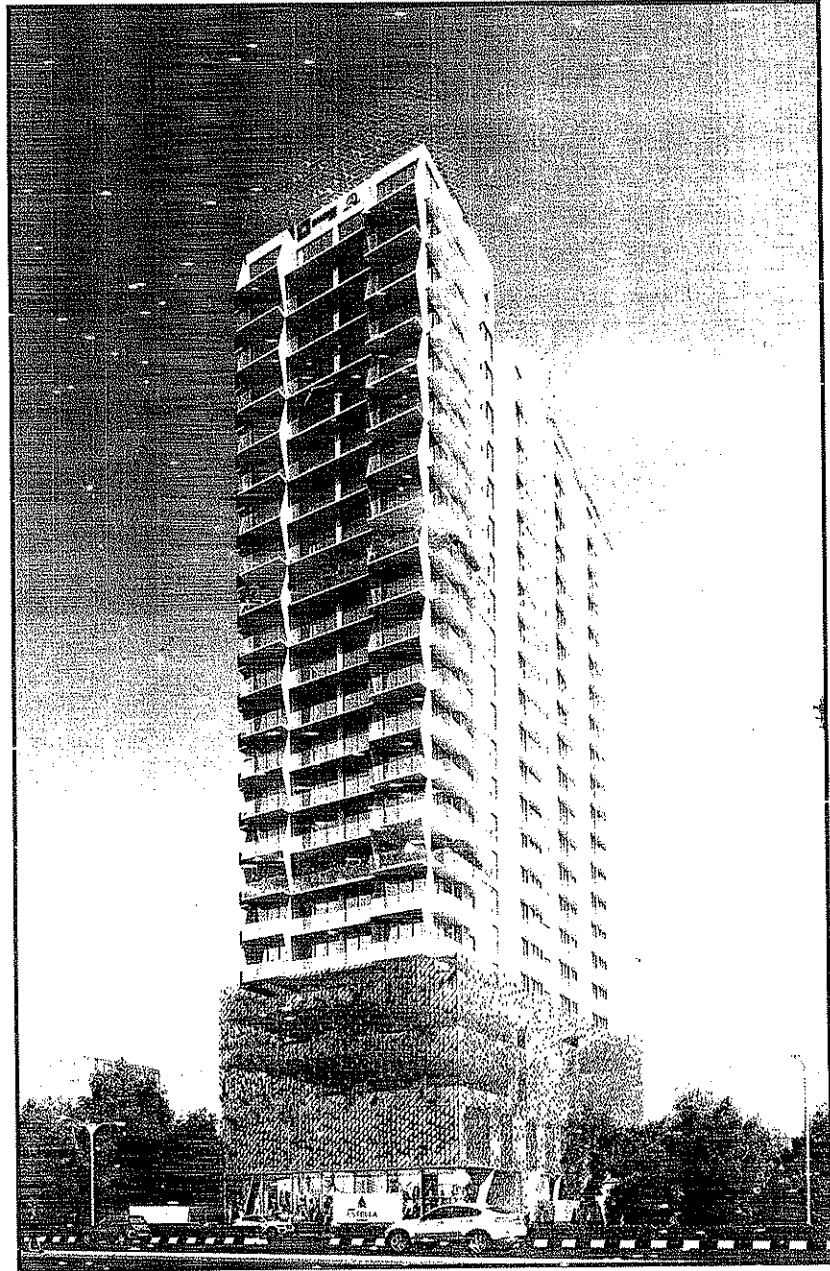


SANGHVI
reality



SANGHVI
ESTELLA
LALBAUG

TENANT NAME : Jairajidarsi A. Singh

FLAT NO: _____

COMPANY NAME: Shree Naminath Lifespace LLP

319/14136

पावती

Original/Duplicate

Wednesday, November 01, 2017

नोंदणी क्र. :39म

8:35 AM

Regn.:39M

पावती क्र.: 15906 दिनांक: 01/11/2017

गावाचे नाव: माझगाव

दस्तऐवजाचा अनुक्रमांक: बबई2-14136-2017

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: मेसर्स. बालवास रियलिटी अँड इंफ्रास्ट्रक्चर प्राईवेट लीमीटेड चे संचालक इस्माइल अब्दुल करीम बालवा तर्फे मुखत्यार ओवेश मोहम्मद मोहसीन कडीवाला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी


रु. 1920.00

पृष्ठांची संख्या: 96

एकूण:

रु. 2020.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:42 AM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-२

बाजार मुल्य: रु.4440/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 300/-

सह दुय्यम निबंधक
मुंबई शहर क. २.

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006709522201718E दिनांक: 01/11/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1920/-



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2017 - 18

1. दस्ताचा प्रकार :- पर्यायचे जागाचे करारनामा अनुच्छेद क्रमांक :- 25 बी
2. सादरकर्त्याचे नाव :- BALWAS REALTY & INFRASTRUCTURE PVT LTD
3. तालुका :- बोरीवली / अंधेरी / कुर्ली / मुंबई
4. गावाचे नाव :- माझगाव
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 794
6. मूल्य दरविभाग (झोन) :- 10 उपविभाग 77
7. मिळकतीचा प्रकार :-

	खुली जमीन	निवासी	कार्यालय	दुकान	औद्योगिक
प्रति चौ मी.दर :-	<u>Rs. 88,300 /-</u>	<u>Rs. 1,85,300/-</u>	<u>Rs. 2,03,800/-</u>	<u>Rs. 2,37,000/-</u>	<u>Rs. 1,85,300/-</u>

8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 40.70 बिल्ट अप चौ. मीटर
9. कारपार्किंग :- _____ गच्ची :- _____ पोटमाला :- _____
10. मजला क्रमांक :- 12TH उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 2016 घसारा :- _____
12. बांधकामांचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- _____ उपरोक्त दिलेली घत्त / वाढ
14. भाडेकरू व्यापत मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुन क्षेत्र) :- 101.68
2. नवीन इमारतीत दिलेले क्षेत्र :- 365.00
3. भाड्याची रक्कम :- 37.00
15. निर्धारित केलेले बाजारमूल्य :-
UPTO 405 SQ.FT. RENT X 120
37 X 120 = 4,440/- 4,440/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 00,000/-
17. देय मुद्रांक शुल्क :- 300/- भरलेले मुद्रांक शुल्क :- 300/-
18. देय नोंदणी फी :- 100/-

लिपिक

मुंबई - २
१०९३९ १ २२
२०१०

सह मुख्यम निबंधक
मुंबई 1/2/3/4/5/6/7

घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषित करते कि, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A Holders) लिहून देणार हे हयात व कुलमुखत्यारपत्र अदयापही रद्द झालेले नाही. आजही सदरचे मुखत्यारपत्र आस्थित्वाट आहे, याची आम्ही खात्री देत आहेत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेऊन आले. पूर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्षण्या घेण्यात आल्या. तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत, तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायलयाची अथवा शासनाचा मनाई हुकुम नाही, याचीही खात्री देत आहेत. याबाबत आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा 1908 चे कलम 44 (त) वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्याधारक, खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही यांची आम्हात जाणीव आहे.

तरी मिळकतीविषयी सधा होत असलेली फसवणूक व त्या अनुषंगाने पोलिस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहेत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावल्यास अथवा नोंदणी कायदानुसार कोणताही कायदेशीर प्रश्न उदभवल्यास मी स्वतः व त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. संहिता 1860 मधील नमूद असलेल्या शिक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पूर्ण जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून घेणार

वर्ग - २
१४९३६ २ ६६
२०२०

लिहून देणार

हमीपत्र

आम्ही

1) लिहून देणार :- बालवास रियलटी आणि इन्फ्रास्ट्रक्चर प्रा. लि.
श्री नमिनाथ लाईफस्पेस एलएलपी

2) लिहून घेणार :- जयराजिदेवी अमरबहादूर सिंग

या हमिपत्राद्वारे सह दु.नि. मुंबई - १/२/३/४/५/६/७ यांना हमी देते कि, सदर दस्तावेमध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कार पार्किंग) याचा विक्री, हातांतरण होत नाही.

दिनांक :- ___/१०/२०१७

ठिकाण :- मुंबई



सही

1) लिहून देणार :-

2) लिहून घेणार :-

मुंबई - २
१४७३६ ३ ०९
२०१७



CHALLAN
MTR Form Number-6

GRN MH0067095222017 18E	BARCODE 	Date 30/10/2017-18:02:28	Form ID 25.2
--------------------------------	---	---------------------------------	---------------------

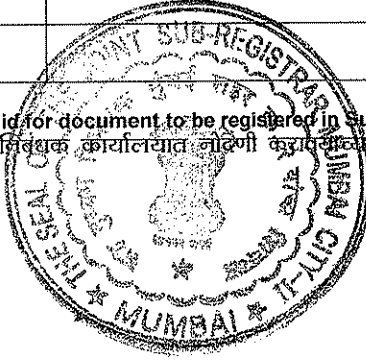
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)		
	PAN No.(If Applicable)		
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	BALWAS REALTY AND INFRASTRUCTURE PV LTD	
Location MUMBAI	Flat/Block No.	FLAT NO. 1201, 12TH FLOOR, SANGH	
Year 2017-2018 One Time	Premises/Building	ESTELLA	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	300.00	NEAR VOLTAS BUILDING, DR. BABASAHE AMBEDKAR ROAD	MUMBAI		4 0 0 0 3
0030063301 Registration Fee	100.00				
		Remarks (If Any)			
		SecondPartyName=JAIRAJIDEVI AMARBAHADUR SINGH~			
		Amount In	Four Hundred Rupees Only		
Total	400.00	Words			

Payment Details PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	03006172017103000822	111825933
Cheque/DD No.	Bank Date	RBI Date	30/10/2017-18:02:25	Not Verified with RBI
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for document to be registered in sub Registrar office only. Not valid for unregistered document.

सादर चलान केवल दुर्यम सिविक कार्यालयत नोदणी करायीया दस्तावेजा व साचरी लागू आठ कोणी न कराययाया दस्तावेजा सादर चलान लागू नाही .



बवई - २

१०१३६ ४ २६

२०१७

The Deccan Merchants Co-op. Bank Ltd.

Authorised Signatory

THE DECCAN MERCHANT CO-OP BANK LTD.
BYCULLA BR., 154/164-A, BHIMA SADAN
DR. AMBEDKAR ROAD, BYCULLA (EAST)
MUMBAI - 400 027

D-5/STP(V)/CR.1883/02/19/719-14/10

भारत 22027



120750

SPECIAL
ADHESIVE

भारत

AUG 18 2018

280 280 280 280 ONE 280 280 11:58

R.0000100/- PB6515

INDIA

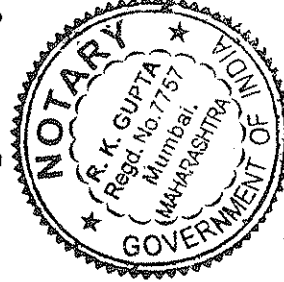
STAMP DUTY MAHARASHTRA

From

- 1) M/S. Balwas Realty & Infrastructure Pvt. Ltd.
- 2) Shree Naminath Lifespace LLP

To,

Mrs. Jairajidevi Amarbahadursingh
Room / Shop No. 28, Ground Floor
Tambawala Building No. 83
Dr. Babasaheb Ambedkar Road,
Chinchpokali (East), Mumbai 400 033



Dated : 04/10/2018

Re: Registered Supplementary Agreement dated 30-10-2017 bearing Sr. No. BBE-2-14136-2017

We have entered into a supplementary Agreement dated 30-10-2017 duly registered under no. BBE-2-14136-2017.

Pursuant to the above said Agreement hereby agree to pay you monthly compensation in lieu of Transit Accommodation by post dated cheques in advance as under :

Sr.No.	Period	Ch.No.	Amount P.m	Total	Dated	Bank Name	Bank Branch
1	01/06/2017 to 31/05/2018	000330	12000/-	144000/-	25/09/2017	Kotak Mahindra Bank Ltd	Mumbai Central
2	01/06/2018 to 31/05/2019	000331	13000/-	156000/-	01/06/2018	Kotak Mahindra Bank Ltd	Mumbai Central
3	01/06/2019 to 31/05/2020	000332	13000/-	156000/-	01/06/2019	Kotak Mahindra Bank Ltd	Mumbai Central

* Note: If the work is not completed as on 31st May, 2020 then in that event Monthly Compensation at the rate of Rs. 1,000/- per month from the last paid rent to every 12 months thereafter.

We further said that if we commit any default in payment of compensation in lieu of transit accommodation as agreed above for any reason whatsoever then we shall pay interest @ 12% p.a. till payment and / or realization.

Developer agrees that Rs. 50,00,000/- (Rupees Fifty lac only) shall be paid to the proposed society towards corpus. Tenant agrees and confirm that out of total corpus of Rs. 50,00,000/- (Rupees Fifty lac only) the Developer has already paid corpus of Rs. 18,00,000/- (Rupees Eighteen lac only) to the proposed society of the Tenants and balance Rs. 32,00,000/- (Rupees Thirty-two lac only) shall be paid within 2 months of the receipt of full Occupation Certificate by the Developer for Tenants' rehab building / wing and in any case within 2 months from offering actual possession of new rehab premises to the tenants.

We shall further go on paying rent as agreed herein above till the possession of the said new rehab premises is offered to the tenant. we agree that this writing shall be read as part

Developer No. 1

Developer No. 2

Tenant

of the Parent Agreement as well as Supplementary Agreement as executed with the Tenant.

We hereby confirm that when the said Tenant Agreement was executed there was no requirement in law to give corpus fund for maintenance of the Rehab Building. We hereby further confirm that that we have already agreed to pay the corpus fund to the proposed society of the Tenants. In the meanwhile there are several modifications in D.C.R. 33(7) and the Appendix-III of the Development Control Regulation for Greater Mumbai, 1991 including that it has been made legal duty of ours to maintain the New Rehab Building for a period of 10 years. In view of the said provision and since we have already agreed to pay the corpus as agreed under Principal Agreement and as aforesaid we with your confirmation and agreement record that the tenants and or their society or any other person claiming through or under them shall not insist upon the us to maintain the New Rehab Building for a period of 10 years and the proposed society of the Tenants shall maintain the said building on their own.

It is further agreed, declared and confirmed that in the Supplementary Agreement with other Tenants the developers have agreed additional points with some tenants. It is clarified, agreed and declared that even though those clauses are not specifically mentioned in our Supplementary Agreement, the said clauses shall be also applicable to us as if the said clauses are mentioned in our Supplementary Agreement in toto. Hence, our Supplementary Agreement should be always read with the clauses that are mentioned in the other tenant's Supplementary Agreements with our Supplementary Agreements.

In confirmation of what is agreed herein, you are requested to sign the duplicate copy of this letter and return back the same to us.

For SHREE NAMINATH LIFESPACE LLP

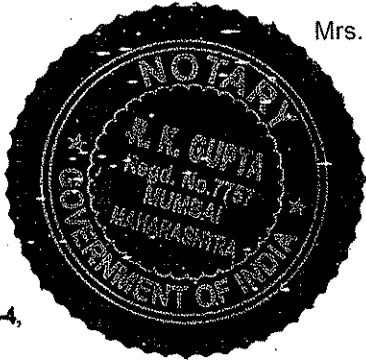
I confirm the above

[Handwritten signature]

For *[Handwritten signature]*

Partner

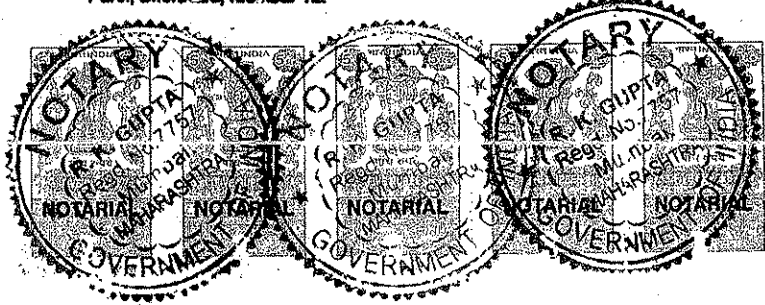
Mrs. Jairajidevi Amrabhadursingh.



[Handwritten signature]
ANIL S. KAMBLE
Advocate High Court
Chandra Bhuvan, Near Kondaji Chawl No. 3-4,
Opp. Poonam Photo Studio,
Parel, Bholwadia, Mumbai-12.

BEFORE ME

[Handwritten signature] 4/10/18
R. K. GUPTA
Regd. No. 7757 B.A., LL.B.
ADVOCATE AND NOTARY
GOVT OF INDIA
Add. J. M. Nagar, S. M. RD, Korni Agri,
Sion Koliwada, Mumbai-400037



R. K. GUPTA
NOTED & REGISTERED
Sr. No. 2267 Page No. 162
Date 21/10/2018

Developer No. 1 *[Handwritten signature]*

Developer No. 2 *[Handwritten signature]*

For *[Handwritten signature]*
Tenant

SUPPLEMENTARY AGREEMENT

THIS AGREEMENT made at Mumbai this 30th day of October, Two Thousand Seventeen

BETWEEN

M/S. BALWAS REALTY & INFRASTRUCTURE PVT. LTD. (Formerly known as BALWAS HOTELS & RESORTS PVT. LTD.), a Company registered under the provisions of the Companies Act, 1956 having its registered office at Techniplex Building, 4th Floor, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (West), Mumbai 400 062, hereinafter referred to as "Developer No.1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successor and assign) of the **FIRST PART**;

AND

SHREE NAMINATH LIFESPACE LLP. a Limited Liability Partnership firm registered under the Partnership Act, having its registered office at 29-30, Harbour Crest Building, Ground Floor, Mazgaon, Mumbai - 400010, hereinafter referred to as "Developer No. 2" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successor and assign) of the **SECOND PART**;

[The Developer No.1 and Developer No.2 are collectively referred to as "Developers"]

AND

Mrs. Jairajidevi Amarbahadursingh who was having her Room No. **28** on the **Ground Floor** of Tambawala Building No. 83 situated at Dr. Babasaheb Ambedkar Road, Chinchpokali (East), Mumbai 400 033, of Indian Inhabitant, hereinafter referred to as "**Tenant**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

WHEREAS:

A. Shri. Saifuddin Fazle Hussein and others are the Landlords and the owners of and are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground known as Tambawala Buildings (formerly known as Sorabji Mistry Buildings bearing No. 81, 83 and 85) in the registration district and sub-district of Mumbai, Property bearing C.T.S. No. 794 of Mazgaon Division bearing Cess No. Municipal Ward No. E-7489, E-7489(3A), E-7489(3AA), E-7489(3AAA), E-7489(3B), E-7489(3C), E-7489(3D), E-7489(3E), E-7489(2A), E-7489(2B) and street Nos. 81, 83, 83A, 83AA, 83B, 83BB, 83C, 81E, 85, 85A and 85B and 582/85. Dr. Babasaheb Ambedkar Road, Chinchpokali (East), Mumbai 400 033, together with the messuago tenement or dwelling house standing thereon and situate lying and being in the registration sub-district of Mumbai admeasurement 1777.00 square yards

Developer No. 1

Developer No. 2

Tenant

equivalent to 1485.79 Square Meters more particularly described in the **First Schedule** hereunder written.

- B. Vide an Agreement for Development dated 5th day of February 2007 duly registered under registration no. BBE-2/206/2008, executed by and between, the said owners / landlords i.e. Shri. Saifuddin Fazle Hussein and others of the one part and Developer No.1 then known as M/s. Balwas Hotels and Resort Pvt. Ltd, of the other part, the Owners as mentioned above have entrusted the entire development rights in the said property described in the **First Schedule** hereunder written; and have also agreed to transfer all their right, title and/or interest in the said property described in the **First Schedule** hereunder written in favour of the Developer No.1 on the terms, conditions and for the considerations as more particularly mentioned therein.
- C. Vide Tripartite Agreement dated 26th October 2007 duly registered under No. BBE-2-206-2008, executed by and between, the Developer No.1, then known as M/s. Balwas Hotel and Resort Pvt. Ltd., the Nutan Ganesh Cooperative Housing Society Limited (Proposed) and the said Owners/Landlords, whereby the Proposed Society with the knowledge and consent of the Owners permitted the Developer No.1 to redevelop the said property together with the structures thereon including the Tambawala Building standing thereon on the terms and conditions therein contained.
- D. The above named Tenant is the monthly Tenant in respect of the Residential Room No. 28 on Ground Floor admeasuring 101.68 Sq. Ft. carpet area in the building no. 83 then standing on the said property and was paying monthly Rent of Rs. 37/- per month (hereinafter referred to the said Old Tenanted Premises). The Tenant was in use and occupation of the said old tenanted premises and has been occupying the same for a period from prior to 1995.
- E. Pursuant to the negotiations held between the parties hereto, the Developer No.1 had entered into an Agreement to Provide Permanent Alternate Accommodation dated 27th August, 2008 duly registered under no. BBE-1-07585-2008 (hereinafter referred to as "**the Parent Agreement**") whereby the appointment of the Developer No.1 hereto was confirmed as developer for development of the said property and tenant was to be provided Permanent Alternate Accommodation as and by way of Flat No. 701 admeasuring 225 Sq. Ft. on 7th Floor (Old proposed Premises) of the proposed building to be constructed on the said property on ownership basis totally free of cost and other terms and conditions were also incorporated.

F. Pursuant to the aforesaid agreements, the Developer No.1 took steps to commence the construction of the said property, viz.

a. As per the said parent Agreement the tenant vacated the said Old tenanted premises and handed over the same to the Developer No.1 for demolition to enable the Developer No.1 to construct the new building thereon as per the terms of Parent Agreement.

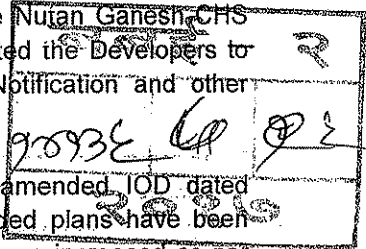
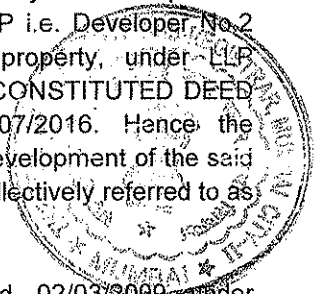
b. Application was made to MHADA for NOC upon which NOC bearing No. R/NOC/F-1557/2574/MBRRB-08 dated 19th June 2008 was granted for the said property.

Developer No. 1 [Signature]

Developer No. 2 [Signature]

Tenant [Signature]

- c. Based on the aforesaid NOC, the MCGM granted the IOD No. EB/4029/E/A dated 7th February 2009 along with approved plans. Subsequently, Fire Department and Traffic NOC were also obtained.
- d. The IOD and amended plans were thereafter amended and further IOD and amended plans were issued on 11th February 2009.
- e. Due to modifications in the DCR 33(7) by Notification dated 02.03.2009 bearing No. TPB/4308/3224/CR-268/08/UD-11, by which inter alia the Tenant's residential entitlement was increased from 225 sq. ft. to 300 sq. ft. and therefore the Developer No. 1 was required to get a fresh NOC issued from MHADA. Accordingly, NOC bearing No. R/NOC/F-1557/2419/MBRRB-09 dated 5th June 2009 was issued by MHADA in favour of the Developer No.1.
- f. Pursuant to the issue of the fresh NOC, application for amendment of plans was submitted and revised IOD dated 7th November 2009 was issued for the said property. Thereafter, the said IOD was revalidated twice by the MCGM, upon application, last till 7th February 2012.
- g. Alongside, the receipt of a No Objection from the Estate Department of the MCGM was also pursued. Vide NOC dated 14th February 2012, the Office of the Asst. Commissioner (Estate) of the MCGM granted their NOC to the CC being granted by the MCGM to carry out work on the said property.
- G. The Developer No.1 herein have executed a Limited Liability Partnership in the name and style of SHREE NAMINATH LIFESPACE LLP i.e. Developer No.2 for the construction and development of the said property, under LLP Agreement dated 24/01/2012 and as revised under RECONSTITUTED DEED OF LIMITED LIABILITY PARTNERSHIP dated 12/07/2016. Hence the Developer No.2 is entrusted with the construction and development of the said property. The Developer Nos. 1 and 2 are hereinafter collectively referred to as the Developers.
- H. Whereas in the interim, MHADA Notification dated 02/03/2009 under Development Control Regulation rule 33(7) came to be implemented whereby the minimum carpet area to be given to residential tenant was enhanced from 225 sq. ft. to 300 sq. ft. and thereafter several changes in policies have taken place including issuance of Notification dated 06.01.2012 regarding fungible area The Tenants through their representative body, the Nutan Ganesh CHS Ltd. (Proposed) approached the Developers and requested the Developers to take steps for giving them the benefits of the said Notification and other applicable policies.
- I. Pursuant thereto the Developer No. 2 has obtained amended IOD dated 26/05/2014 under no. EB/4029/E/A whereby the amended plans have been approved and the area to be given to the tenants has been increased as per the said Notification and applicable policies. The Developers have agreed to allot and the Tenant has agreed to accept from the Developers Residential Flat No. 1201 on 12th Floor admeasuring 365.00 Square Feet of Carpet Area (inclusive of fungible area) in the Building to be constructed and to be named as "Sanghvi Estella" shown marked by hatched lines on plan "A" hereto annexed (hereinafter referred to as "the said premises") as and by way of alternate permanent accommodation in the proposed new building in place and



Developer No. 1 [Signature] Developer No. 2 [Signature] Tenant [Signature]

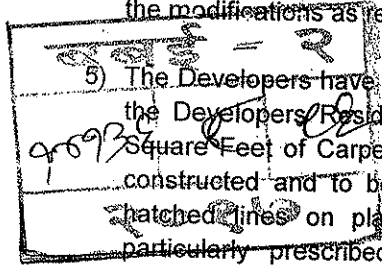
instead of said Old proposed premises on the terms and conditions as under.

- J. As parent Agreement was executed in or about 2008 and as the development could not be started for more than 8 years in view of changes in applicable provisions of law and in view of change in circumstances and therefore certain terms and conditions of earlier parent agreement were re-negotiated between Developers and Tenant and it has been decided to enter into this Supplementary Agreement in addition to earlier parent Agreement to Provide Permanent Alternate accommodation on the terms and conditions as set out herein below.
- K. The Parties hereto are desirous of recording the terms and conditions of this Supplementary Agreement as follows:-

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The recitals contained above form integral and operative part of this supplementary agreement as if the same are set out and incorporated herein.
- 2) The parties hereto repeat and confirm various terms and conditions of Parent Agreement and confirm that the terms and conditions of said Parent Agreement whenever necessary shall stand modified as per the terms and conditions of this Supplementary Agreement and all other terms of said Parent Agreement other than the modified terms mentioned in this agreement shall remain valid and unchanged.
- 3) It is hereby agreed by and between the Parties that all other terms and conditions contained in the hereinbefore recited Parent Agreement executed between the parties shall remain in full force and binding upon the parties and enforceable subject to the modifications as recorded herein. It is hereby further agreed that the parties hereto shall carry out their respective obligations as contained therein subject to the modifications as recorded herein.
- 4) It is hereby agreed by and between the Parties hereto that save and except the modification of terms and conditions set out herein, all other terms and conditions contained in the hereinbefore recited Parent Agreement executed between the parties hereto shall remain in full force and be valid, subsisting and binding on the parties hereto and the validity, legality or enforceability of the remainder of the said Parent Agreement shall not in any way be affected or impaired by these modifications. It is hereby further agreed that the parties hereto shall carry out their respective obligations as contained therein subject to the modifications as recorded herein.

- 5) The Developers have agreed to allot and the Tenant has agreed to accept from the Developers Residential Flat No. 1201 on 12th Floor admeasuring 365.00 Square Feet of Carpet Area (inclusive of fungible area) in the Building to be constructed and to be named as "Sanghvi Estella" shown and marked by hatched lines on plan hereto annexed as Annexure - "A" and as more particularly prescribed in the second schedule hereto below (hereinafter



[Handwritten signature]

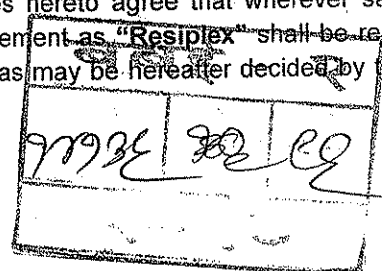
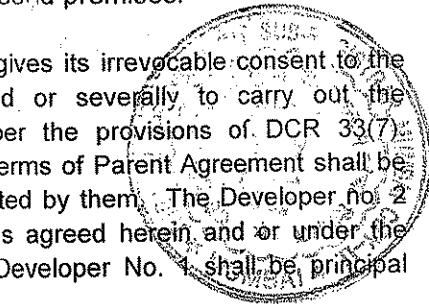
Developer No. 1 *[Handwritten signature]*

Developer No. 2 *[Handwritten signature]*

Tenant *[Handwritten signature]*

referred to as "the said new rehab premises") which shall be as per the sanctioned building plans, as and by way of alternate permanent accommodation in the proposed new building on Ownership Basis free of Cost in place and instead of said Old proposed Premises. In short, the tenants will be given the said new rehab premises and not the Old proposed Premises. Thus, the tenant will be handed over the said new rehab premises in lieu of the old tenanted premises.

- 6) Thus, again it is reiterated between the Parties that in lieu of the tenanted premises the Developers shall provide to the Tenant by way of permanent alternative accommodation in the proposed building / wing intended to be erected on the said property a self contained flat admeasuring 300 square feet (carpet area) and additional fungible area of 65 sq. ft. making aggregate carpet area of 365 square feet including fungible area free of costs on ownership basis as contemplated under the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 /The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the rules and regulations framed thereunder.
- 7) The Developers shall provide in the said new rehab premises to be provided to the Tenants amenities as set out hereto and marked as "ANNEXURE-B"
- 8) Tenant hereto declare that it has not created any third party rights whatsoever in the said Old tenanted Premises and/ or said Old Proposed premises and or any rights as available to the tenant under the said Parent Agreement and Tenant hereto confirm and declare that it shall not claim any right whatsoever in the said Old Proposed premises.
- 9) Tenant hereby appoints and confirms and gives its irrevocable consent to the Developer No. 1 and 2 both jointly and or severally to carry out the redevelopment of the said property as per the provisions of DCR 33(7). Developer No. 2 hereby confirms that the terms of Parent Agreement shall be binding upon them as if the same is executed by them. The Developer no. 2 further confirm that all monetary obligations agreed herein and or under the parent Agreement as are agreed by the Developer No. 1 shall be principal obligations of the Developer No. 2 only.
- 10) The Developer has proposed to change the name of the proposed building from Resiplex (as was mentioned in the Parent Agreement) to "Sanghvi Estella". The Developers shall construct the new building to be known as "Sanghvi Estella" in accordance with the plans, designs, and specifications approved by the concerned legal authorities and in accordance with the terms and conditions of this Supplementary Agreement. The parties hereto agree that wherever said building is referred in the said Parent Agreement as "Resiplex" shall be read as "Sanghvi Estella" or such other name as may be hereafter decided by the Developer No.1 and or Developer No.2.



Developer No. 1 [Signature]

Developer No. 2 [Signature]

[Signature]

Tenant _____

11) The Developer No.2 shall give possession of the said new rehab premises within 36 months of the execution of this Supplementary Agreement after obtaining Occupation Certificate. It is specifically agreed between the Parties that if, the Developers fail to hand over possession of New Rehab Premises to the tenants within 36 months from execution of the date of execution of minimum 70% Supplementary Agreement with tenants as may be executed with all the tenants and further grace period of 6 months then, the Developers shall besides the terms of Parent Agreement also pay penalty @ of Rs. 1000 per month for the period of such delay. However it is agreed that if the construction of the said proposed Tenants' Rehab building / wing is not completed within the aforesaid period due to stoppage of work of construction by reason of any restraining orders by Court or Authority, natural calamities like earthquake, floods, rains or Acts of God or Civil War or Commotion or Riots or War or act of enemy no liability of whatsoever nature of penalty will be incurred by the Owner / Developer for any such delays in completion of the construction of the said Proposed Tenants' Rehab Building / wing and the said period will be extended accordingly.

12) The parties hereto agree that wherever said Old proposed premises as referred herein and as defined as 'said flat', 'said premises' and/or 'permanent alternate accommodation' in the said Parent Agreement, shall be deemed to be, read and construed as said New Rehab premises (as defined herein). Accordingly, the (a) flat number, (b) area, (c) floor of the said premises shall stand modified as specified hereinabove.

13) The parties hereto are aware that the eligibility of some of the tenants is still pending with the MHADA/ MCGM authorities, under appeal whereby they may be declared as eligible. Pursuant thereto, the plans may be amended. Thus the tenant hereby give their unconditional NOC for the amendment of the plan of the proposed building and further undertakes not to object for the change in floor of the said new rehab premises to be allotted to the tenant so far as the area agreed herein is not altered, changed or affected. The tenant further gives their consent for the amendment, if any, to the proposed building plans in respect of the sale component.

14) The parties hereto hereby agree, declare and confirm that the said new rehab premises to be allotted to the Tenant herein is being allotted either from the rehab component and/or from and out of the sale component coming to the share of the Developers. This is on account of the existing premises of some of the tenant being shown in the NOC issued by MHADA as non-cessed/clubbed structure. Subsequent to the execution of the Parent Agreement, the Developers have represented to the MHADA authorities and/or the concerned authorities that the existing structure of such tenants are not a non-cessed/clubbed structure but in fact they are a cessed structure. There is likelihood that MHADA shall classify those existing structure as cessed structure. In that event, the tenant agrees, declares and confirms that the said new rehab premises to be allotted to those tenants shall then be allotted from the rehab component and not the sale component. The tenant hereby further declares and confirms that he/she shall not claim any further right whatsoever pursuant to the said proposed eligibility.

Developer No. 1 _____

Developer No. 2 _____

Tenant _____

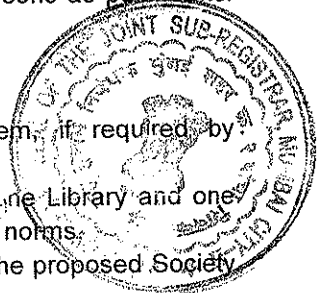
15) It is specifically mentioned between the parties that irrespective whether the Tenants' structure is held to be eligible or not, all the 109 Tenants will be provided rehab permanent premises of 365 sq. ft. carpet area as set out hereinabove. It is further agreed between the parties that there will be no discrimination between the all the Tenants and present Tenants shall be treated at par with other Tenants.

16) Parties hereto agree that the Parking shall be handed over to the society of the residential Tenants as per MCGM Rules.

17) It is agreed that the Tenants shall execute additional Consent, if necessary simultaneously at the time of execution of this Supplementary Agreement and registration of the same.

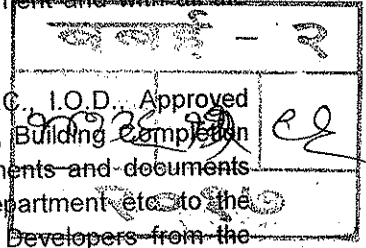
18) The Developers shall provide for the general benefit of the said Tenants' Rehab Building/ Wing following facilities :-

- a. The Developers shall provide to the said Tenants' Rehab Building /Wing minimum two separate electric motor driven water pumps sets of adequate capacity along with two electric Starters in pump room.
- b. The said proposed Tenants' society building /wing will be provided with the facility of 2 high speed lifts having such capacity of persons as per norms. The lifts shall be of OTIS / Schindler or equivalent make.
- c. Intercom facility in every flat and in watchman's cabin.
- d. CCTV in common areas
- e. The Developers shall provide rain harvesting system, if required by M.C.G.M.
- f. The Developers has clarified that they may construct one Library and one School on the 1st floor of the said Rehab Building as per norms.
- g. Common Terrace of the Rehab Building will belong to the proposed Society of existing Tenants.
- h. It is agreed that the Developers shall obtain separate electricity connection for the construction work and shall not consume electricity from the Tenants electricity meter.



19) The Developers shall carry out re - development of the said property at their own costs and expenses and strictly in accordance with the terms and conditions of this agreement read with the parent Agreement and with all the agreed fittings, fixtures, amenities and facilities.

20) The Developers agree to give all NOC's including U.L.C., I.O.D., Approved Building Plans, R.C.C. Plan, Commencement Certificate, Building Completion Certificate, Occupation Certificate and other legal documents submitted to B.M.C., permission from Fire Fighting Department etc. to the society of Tenants after the same are received by the Developers from the concerned authorities.



21) The Developers hereby agrees and confirms that the Developers shall strictly comply with and / or observe these terms and conditions with regard to handing over possession of new rehab premises to the Tenants. The Developers have

Developer No. 1 Yam Developer No. 2 S Tenant _____

specifically agreed that they shall first offer possession to the Tenants by written communication and thereafter give possession to Purchasers of flats/shops/other premises under the said scheme.

- 22) The applicable stamp duty and registration charges and other miscellaneous charges of and incidental to this Supplementary Agreement and conveyance and other documents, if any shall be borne and paid by the Developers alone. The Developers and the Tenant and / or Society shall present this Agreement, conveyance and other documents if necessary at the proper registration office for registration within time limit prescribed by Registration Act and the Developer / Individual Tenant shall attend such office and admit execution thereof.
- 23) This Agreement and the said Parent Agreement is subject to provisions of Maharashtra Ownership of Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963/ The Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations, framed thereunder.
- 24) The Developers shall furnish to society of the Tenants all the documents as contemplated under the provisions of Maharashtra Flat Ownership Act/ The Real Estate (Regulation and Development) Act, 2016.
- 25) This Supplementary Agreement is executed in Duplicate and one copy shall be kept by the Developers and the second copy will be submitted for registration and the said original registered copy shall be given to the Tenants within one week from registration and tenant undertake to present the said original agreement as and when required by the Developer / MHADA and or Competent Authorities.
- 26) The parties hereto further agree that besides the above, the other terms and conditions as recorded in the said Parent Agreement are still existing, valid and binding upon the parties hereto. However in case of conflict under the clause of this Agreement and the parent Agreement the clause in this Agreement shall prevail and shall be binding upon the parties.
- 27) The said Parent Agreement and this Supplementary Agreement shall be read and construed together subject to this Supplementary Agreement superseding the said Parent Agreement to the extent of the modifications mentioned herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

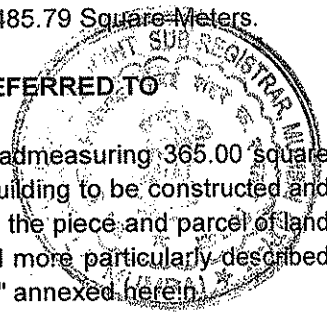
All that piece or parcel of land or ground together with the messuage tenement or dwelling house standing thereon and known as Tambawala Buildings (formerly known as Sorabji Mistry Buildings bearing No. 81,83 and 85) in the registration district and sub-district of Mumbai, Property bearing C.T.S. No. 794 of Mazgaon Division bearing Cess No./Municipal Ward No. E-7489, E-7489(3A), E-7489(3AA), E-7489(3AAA), E-7489(3B), E-7489(3C), E-7489(3D), E-7489(3E), E-7489(2A), E-7489(2B) and street Nos. 81, 83, 83A, 83AA, 83B, 83BB, 83C, 81E, 85, 85A and 85B and 582/85 Dr. Babasaheb Ambedkar Road, Chinchpokali (East), Mumbai 400 033, together with the messuage tenement or dwelling house standing thereon

Developer No. 1 Developer No. 2 Tenant

and situate lying and being in the registration sub-district of Mumbai admeasurement 1777.00 square yards equivalent to 1485.79 Square Meters.

THE SECOND SCHEDULE ABOVE REFERRED TO

All That Residential Flat No. 1201 on the 12th Floor admeasuring 365.00 square feet of Carpet Area (inclusive of Fungible FSI) in the building to be constructed and to be named as "Sanghvi Estella" to be constructed on the piece and parcel of land described in the First Schedule hereunder written and more particularly described on the plan shown marked by hatched lines on plan "A" annexed herein.



IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their hands and seals the day and year first hereinabove written.

For, Balwas Realty and Infrastructure Private Limited

SIGNED & DELIVERED by the withinnamed Developer No. 1, M/s. BALWAS REALTY AND INFRASTRUCTURE PVT. LTD. Party of the FIRST PART in the board meeting dated 08-9-2017 through the hands of **Mr. ISMAIL A. K. BALWA** duly authorised in that behalf in the presence of -

Ismail A. K. Balwa

Director



- 1) *[Signature]*
- 2) *[Signature]*

SIGNED & DELIVERED by the withinname For SHREE NAMINATH LIFESPACE LLP Developer No. 2, SHREE NAMINATH LIFESPACE LLP by the hands of Mr. Shantilal Shah party of the SECOND PART duly authorised in that behalf in the presence of -

[Signature]

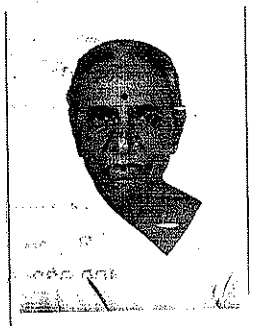
Partner



- 1) *[Signature]*
- 2) *[Signature]*

SIGNED & DELIVERED by the withinnamed Tenant **Mrs. Jairajidevi Amarbahadursingh** Party of the THIRD PART in the presence of

[Signature]



1. *[Signature]*
2. *[Signature]*

खण्ड - २		
१०९३६	१३	६२

[Signature]

Developer No. 1 *[Signature]* Developer No. 2 *[Signature]* Tenant _____

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAIRAJIDEVI AMARBAHADUR SINGH

RAGHUNATH SINGH

09/07/1939

Permanent Account Number

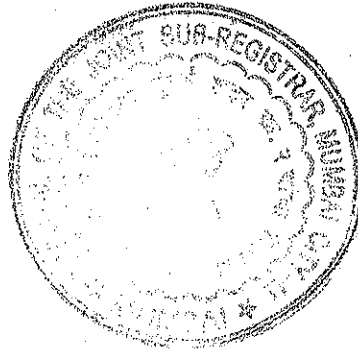
HEPPS0104P

जयराजी देवी
Signature



25112016

जयराजी देवी



बबई - २		
१४१३६	१५५	९९
२०१७		



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20522/10011

To,
जयराजीदेवी अमरबहादुर सिंग
Jairajidevi Amrabhadur Singh
Sorabji Mistry Building No. 83, Room No. 28
Dr. Babasaheb Ambedkar Road
Near Voltas House Kalachowki
Mumbai
Maharashtra 400033
9969215266

11/05/2013

Ref: 319 / 02H / 604986 / 605668 / P



SH108513437FT

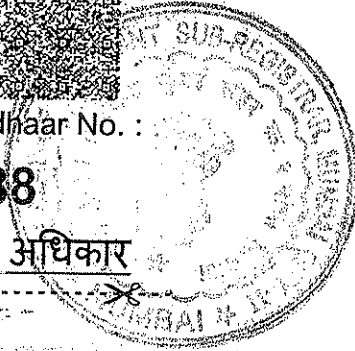
जयराजी देवी



आपला आधार क्रमांक / Your Aadhaar No. :

9028 5402 3588

आधार - सामान्य माणसाचा अधिकार



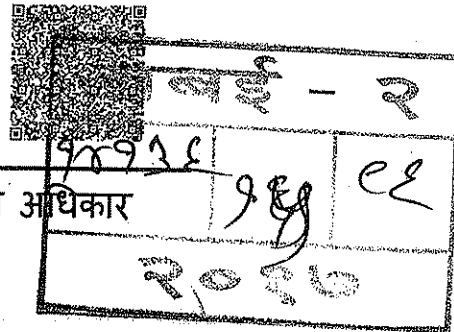
भारत सरकार
Government of India



जयराजीदेवी अमरबहादुर सिंग
Jairajidevi Amrabhadur Singh
जन्म वर्ष / Year of Birth : 1939
स्त्री / Female

9028 5402 3588

आधार - सामान्य माणसाचा अधिकार





महाराष्ट्र MAHARASHTRA

© 2017 ©

SC 477233

जवाब मुद्रांक कार्यालय, मुंबई
 प.मु.वि.क्र. ८००००९७
 13 JUN 2017
 प्रश्न अधिकारी



श्री. सु. का. पार्टील

NOTED & REGISTERED
 Sr. No. 34/16 Page No. 38
 Book No. Di. 2/10.6/17

CONSENT AFFIDAVIT

We, (1) MRS. NAMRATA SANJEEV CHANDEL, aged 39 years, residing at 22/4 A, Rail Vihar, Gurgaon Sector 56, Gurgaon, Haryana 122 011, (2) MRS. REETA RANJAY SINGH, aged 53 years, residing at 110, Avadhपुरी Colony, Amaniganj, Faizabad, Uttar Pradesh 224 001 and (3) MRS. AAKANKSHA ARJUN DESAI (NEE: REEMA AMAR SINGH), an adult, residing at 167, D/2, Karmakshetra, H. L. Marg, King Circle, Mumbai 400 037, do hereby state and declare on solemn affirmation as under:-

Chanad

वस्तु क्रमांक २	
१४९३६	१६/६६
२०२७	

Desai

पुस्तक प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विपन्न वेगान्याचे बंध

Fairadi Devi A. Singh
Cultures K

मुद्रांक विपन्न वेगान्याचे रक्कमी फक्त

मुद्रांक विपन्न वेगान्याची मंडळी अलु. क्रमांक 0296 दिनांक

20 JUN 2017

मुद्रांक विपन्न वेगान्याची रक्की

परवानाधारको मुद्रांक विपन्न वेगान्याची रक्की

परवाना क्रमांक : १००००१७

मुद्रांक विपन्न वेगान्या/बन्ध : दादर बार अशोक्तिशन

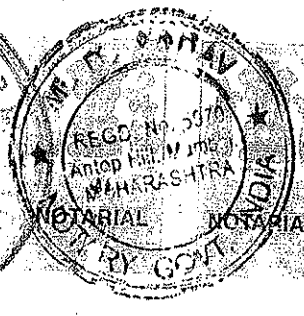
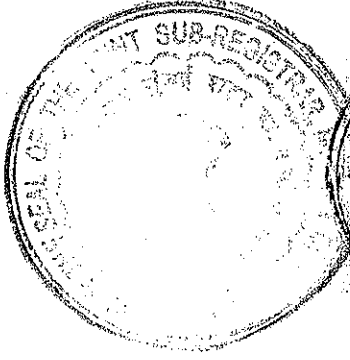
न्याय्य मंडळ, ३ नो. ३ वाका पोलीस स्टेशन न्याय्य बांधुला,
न्याय्य मंडळ, दादर - ४०० ०१५.

शासकीय प्रशासनासाठी / न्याय्य मंडळासाठी प्रतिज्ञापन सादर करणेसाठी मुद्रांक
प्रदानाची आवश्यकता नाही. (शहरात आदेश दि. ०१/०४/२०१५ नुसार)

ज्या कोर्टासाठी प्रदानाची मुद्रांक करदा करणेसाठी न्याय्य मंडळाची मुद्रांक करदा
वेळापत्रातून इतर कोर्टातून घेण्यात येऊ शकते.

मुद्रांक विपन्न वेगान्या

20 JUN 2017



बन्ध - २
१०७३६ १७ ९९
२०१७



महाराष्ट्र MAHARASHTRA

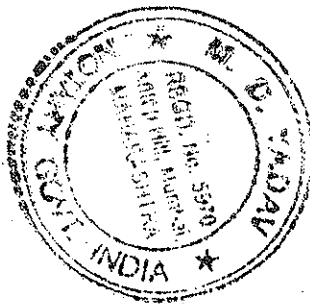
2017

SC 477235

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८००००९७

13 JUN 2017

रक्षक अधिकारी



श्री. सु. का. पाटील

NOTED & REGISTERED
Sr. No. 3917 Page No. 38
Book to.....Dt. 21.06.17

INDEMNITY BOND

THIS INDEMNITY BOND is made and entered into at Mumbai, on this 21st day of June, 2017 by **SMT. JAIRAJIDEVI AMARBAHADUR SINGH**, aged 78 years, Indian Inhabitant of Mumbai, residing at Room No.28, Sorabji Mistry Building No.83, Dr. Babasaheb Ambedkar Road, Near Voltas House Kalachowki, Mumbai 400 033, in favour of Landlord, and its executors, legal heirs and assignees witness as under:-

जैराजी देवी

बचई - २		
१०७३६	२०	६६
२०१७		

परचलित प्रतिज्ञापनासाठी Only for Affidavit
मुद्रांक विभागात देणाऱ्याचे नाव: Jairesidewi

A Siroh
Teibus K

मुद्रांक विभागात देणाऱ्याचे रहिवासी पत्ता

मुद्रांक विभागात देणाऱ्याची नोंद घेतली आहे. क्रमांक

दिनांक
0208

20 JUN 2017

मुद्रांक विभागात देणाऱ्याची नोंद घेतली

परचलनाधारक मुद्रांक विभागात घेतली

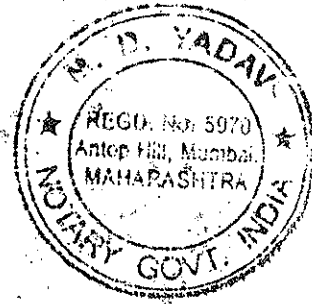
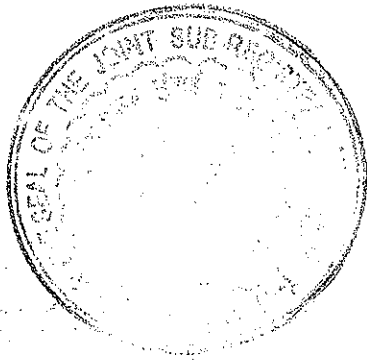
परचलना क्रमांक : 000079

मुद्रांक विभागाचे ठिकाण/पत्ता : दादर वार अशोकेश्वरान
न्याया मंदिर, ७०० ०५४

आरागात, दादर - ४०० ०५४.
शासकीय कार्यालय/समीक्षणीय समीक्षणीय प्रतिज्ञापन सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०५/०६/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक घेतले त्यांनी त्याच कारणासाठी मुद्रांक घेतले
केवळ्यापसून हे महिन्यात वापरणे बंधनकारक आहे.

20 JUN 2017



बवई - २
१४५३६ २९ ८९
२०१७

I say that my Husband said SHRI. AMAR BAHADUR SINGH expired on 30.5.2017 leaving behind him myself as his Widow/wife and one of the legal heir and representative of deceased estate.

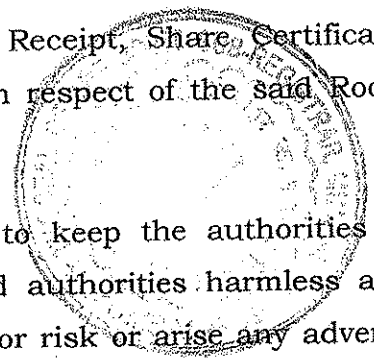
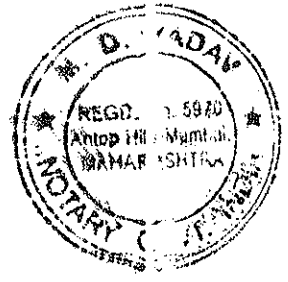
I say that I am in exclusive use, occupation and possession of the aforesaid Room premises and I have been paying maintenance and other charges in respect of the said Room premises to the Landlord and/or any other concerned authorities regularly and punctually.

I say that I being Widow/wife and one of legal heir and representative of my deceased Husband and as such now I am entitled to get transferred the abovesaid Room to my name from the name of my deceased Husband SHRI. AMAR BAHADUR SINGH and now I request the Landlord to effect the transfer of the above said Room premises on my name from the name of my deceased Husband.

I say that I hereby undertake that if any legal heirs of my deceased Husband and/or any person/s came back or claim or create any problems or take any objection regarding the said Room premises in future then I will be fully responsible for the same.

I say that I therefore request the authorities of Landlord and/or any other concerned authorities to transfer the above said Room premises and its Maintenance Receipt, Share Certificate, Membership, Ownership Rights etc., in respect of the said Room premises in my name.

I say that I hereby undertake to keep the authorities of Landlord and/or any other concerned authorities harmless and indemnified against any loss, damage or risk or arise any adverse claim in future from any legal heirs of my Husband and / or from any person or persons claiming through him on account of transfer of the above said Room to my name as aforesaid. I am solely liable and responsible for all cause and consequences that may arise in future on account of transfer of abovesaid Room to my name.



Handwritten signature in Devanagari script.

A rectangular stamp containing handwritten text and a signature, possibly a date and time stamp.

I say that I hereby further indemnify that in case the any persons or my heirs succeeds in imposing any penalty or any other dues on the said Landlord, I shall make good any loss, that may be sustained by the said Landlord on account of such transfer.

I am fully responsible if in future any disputes arises in respect of the said Room premises and I am binding all rules and regulations abide by the Landlord.

I am making this Indemnity Bond to produce the same before the authorities of Landlord, and/or any other concerned authorities to enable them to take above facts on their record and transfer the above said Room premises to my name from the name of my deceased Husband as aforesaid.

Whatever stated hereinabove is true and correct to the best of my own knowledge and belief.

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED)
SMT. JAIRAJIDEVI AMARBAHADUR SINGH)

Jairajidevi Singh



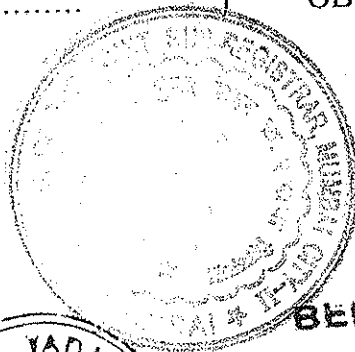
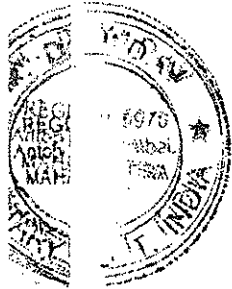
In the presence of

OBLIGOR

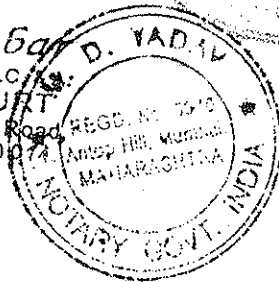
Interpreted, explained and identified by me,

[Signature]

BEFORE ME,



Devendra K. Babar
B.Com L.L.B. G.D.C.
ADVOCATE HIGH COURT
28, Gaurtal Bldg., 221, Dr B. A. Road,
Hindmata, Dadar, Mumbai - 400 074



BEFORE ME

[Signature]
D. YADAV
B.Com, L.L.B., G.D.C. No. 9971
NOTARY GOVT. OF INDIA
Bam. Room No. 10, 2nd Floor, Marathi
Bhavan, 2nd Floor, 2nd Stage, Andhi Hill
Mumbai (S) 400 027

वचन - २	
१०९३६	२४/६६
२०२०	



महाराष्ट्र MAHARASHTRA

2017

SC 477799

प्रधान मुद्राक कार्यालय, मुंबई
प.सू.वि.क्र. ८००००१७
13 JUN 2017
सक्षम अधिकारी
श्री. सु. कौ. पाटील

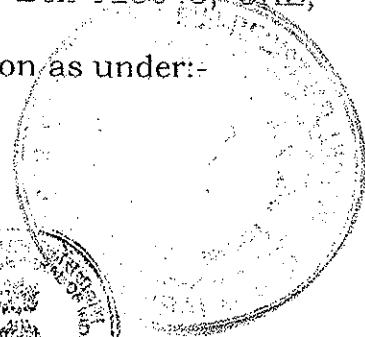
CONSENT AFFIDAVIT

I, MR. MILIND AMARBAHADUR SINGH, an adult, residing at Villa-71, Frond-L, Palm Jumeirah, Dubai P.O. Box 923043, UAE, do hereby state and declare on solemn affirmation as under:-

Consulate General of India, Dubai,
does not accept any responsibility
for the contents of this document.

Milind

बबई - ०१
१०१३६ २५६९
२०१७



877

जाडपत्र - 9 Annexure - 1

व्यक्त प्रतिज्ञापत्रसाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

Milind A Singh

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

Mahar 20 JUN 2017

मुद्रांक विक्रीसाठी नॉटरी अफिस क्रमांक

दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : 4000099

मुद्रांक विक्रीचे ठिकाण/पत्ता : दादर बार असोसिएशन

न्याया अदालत, ७० ईवाडा पोलिस स्टेशनच्या बाजूला,

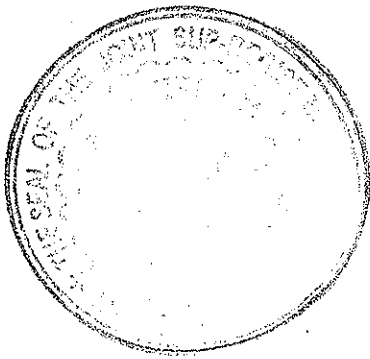
नायगाव, दादर - ४०००९४.

मुद्रांक विक्रीचे ठिकाण

शासकीय कार्यालय/अदालत / न्यायालयाबाबत प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक फागदायी आवश्यकता नाही. (शासन आदेश दि. ०९/०९/२००४ बृहदर)

ज्या कारणासाठी मुद्रांक अरदी केली त्यांनी न्याय करणाऱ्यांनी मुद्रांक देण्यापासून दमिस्त्यात वापरणे बंद नकाराफ आहे.

20 JUN 2017



बवई - २
१००९३६२४ १२
२०१७

I say that the abovesaid Room premises i.e. Room No.28, Sorabji Mistry Building No.83, Dr. Babasaheb Ambedkar Road, Near Voltas House Kalachowki, Mumbai 400 033 (Hereinafter referred to as the "said Room premises") and it's all relevant documents originally stands in the name of one my father SHRI. AMAR BAHADUR SINGH.

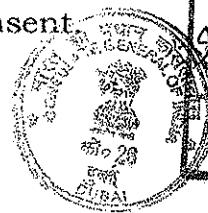
I say that said SHRI. AMAR BAHADUR SINGH expired on 30.5.2017 leaving behind him myself his Son and SMT. JAIRAJIDEVI AMARBAHADUR SINGH as his Widow/wife and ourselves as his legal heirs and representatives of deceased estate.

I say that said SMT. JAIRAJIDEVI AMARBAHADUR SINGH is in exclusive use, occupation and possession of the aforesaid Room premises and she has been paying maintenance and other charges in respect of the said Room premises to the Landlord and/or any other concerned authorities regularly and punctually and now she wish to get transferred the above said Room premises in her name.

I say that I have no any objection of whatsoever nature if the concerned authorities of Landlord and/or any other concerned authorities transferred the abovesaid Room premises alongwith its Maintenance Receipt, Share Certificate, Membership, Ownership Rights and other all relevant documents and papers to the name of said **SMT. JAIRAJIDEVI AMARBAHADUR SINGH**, for which I hereby give my free and voluntary consent

Consulate General of India, Dubai,
does not accept any responsibility
for the contents of this document:

Signature



28	28	28
28	28	28

I am making this affidavit in order to produce the same before the concerned authorities of Landlord, and / or any concerned authorities to enable them to transfer the abovesaid Room alongwith and all documents and papers to the name of said **SMT. JAIRAJIDEVI AMARBAHADUR SINGH**, and do the needful, on the strength of this affidavit.

I hereby undertake to indemnify the concerned authorities of Landlord and/or any other concerned authorities if they suffer any loss, damage or risk on account of such transfer as aforesaid.

Whatever is stated hereinabove is true and correct to the best of my knowledge and belief.

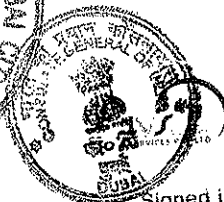
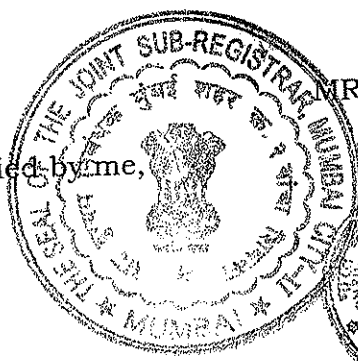
Solemnly affirmed at Dubai
On this 8th day of June, 2017
Aug



m/singh



Identified by me, **MR. MILIND AMARBAHADUR SINGH**
DEPONENT



BEFORE ME

IVS **614830**

Signed in my presence. He / She has been identified by his / her passport No. 22938767 issued at LONDON on 12-01-2012

No responsibility is accepted by this office for the contents of this document.

बबई - २		
98934	20	eg
२०१७		

Sulochna
SULOCHNA DHALL
VICE CONSUL
Consulate General of India
Dubai (U.A.E)

प्लान नं. 1734

अंजुमन - जे - नजमी सुनेल जमात

ग. आंगिकर अड. नीयर बालासा गीरडींग, मुंबई-४०० ०१२

इशान नं. इम नं. १/२१

प्लान नाग श्री ई. नजमी वी. ल्या. ल्या. पुणे साध

जम नं. ११६१ जग्या मारीक बाउ आगी डू, तंग म्युनीसिपाल रेश

रीयर रेश तथा इलेक्टर रेश आधेनु बाउ श्री ए. ए. ए. ए. माय सन १९८१

नं. बाउना ३३३१ अंक इ. तलीक रेश

पुश मद्या ड.

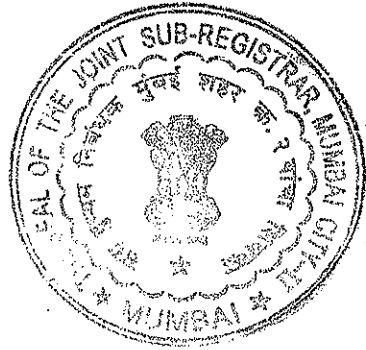
लाड	...	३३	००
म्यु. रेश	...	३३	००
पुश मद्या ड.	...	३३	००

पुश मद्या ड. ३३

पुश मद्या ड. ३३

पुश मद्या ड. ३३

पुश मद्या ड. ३३



CONSULTANTS COMBINED
ARCHITECTS
CERTIFIED TRUE COPY

VINAY SHARMA
(Reg. No. CA: 82:6737)

MUKESH BHAOUR
(Reg. No. CA: 82:7237)

M. Anwar Bahadur, Singh

बबई - २

२०२६

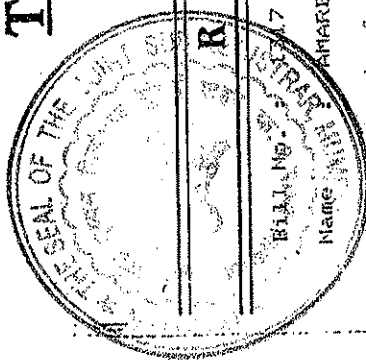
२०२६

प्लान नं. ३६

Room No. 8
Bldg. 210: 83

TAMBAWALA BUILDING

81, 83, 85, Dr. Bhaba Saheb Ambedkar Rd.,
Near Voltas Bldg.,
Mumbai - 400 033.



R E N T B I L L

Room/Shop: ROOM NO. 28

Name: AMARBAHADURSING CHANDRAMANGESINGH

For the rent of the premises occupied by you during the month of March 2007 at the rate of Rs. 37.00 (Rupees Thirty Seven Only) per month inclusive of all municipal taxes, repair cess & collector taxes.

Rent	36.00
Collector Tax	1.00
Total	37.00

Sign. of Receiver
Payment Date

[Handwritten Signature]
28/3/07

FOR ABBASBHAI FAZLEHUSEIN & OTHERS

Received without prejudice & subject to ejection right as compensation for use & occupation.

CONSULTANTS COMBINED ARCHITECTS
CERTIFIED TRUE COPY
VINAY SHARMA (Reg. No. CA: 822737) MUKESH BHADUR (Reg. No. CA: 827237)

Amar Bahadur Singh

[Handwritten Signature]

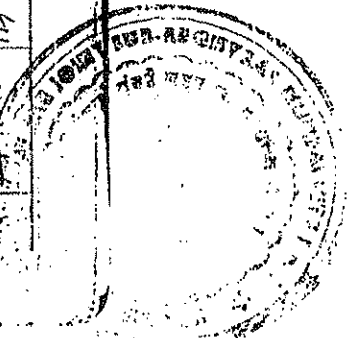
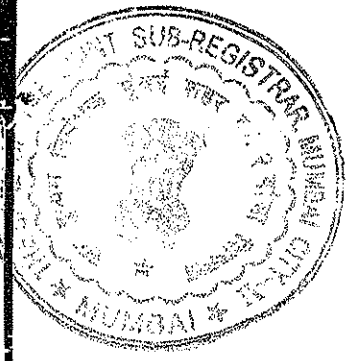
नाम - २	
१०१३९	३८१९९
२०१०	

नाम - २	
१०१३९	३८१
२०१०	

GAS CONSUMER

क्र. सं.	नाम	पता	व्यक्तिगत/व्यापारिक	संस्थापित तिथि	संस्थापक	संस्थापक पता	संस्थापक का पता	संस्थापक का पता	संस्थापक का पता
1	10/11-01-01	...	...	...	...	...	...	...	...
2
3
4
5
6
7
8
9
10

10/11-01-01
...



CONSULTANTS COMBINED ARCHITECTS CERTIFIED TRUE COPY

VINAY SHARMA (Reg. No. CA: 82:7237)
DUKESH BHADUR (Reg. No. CA: 82:7237)

Amar Bahadur Singh

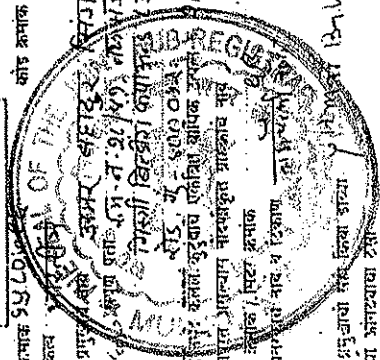
COYCE 3C

9093E 30 EE
 2020

अनुक्रमिक
WA No. 547631

रतुविक पुस्तकालय/शिक्षणपरिषदा
शिक्षणपरिषदा, मुंबई-400 001
कोष क्रमांक 9104/2020

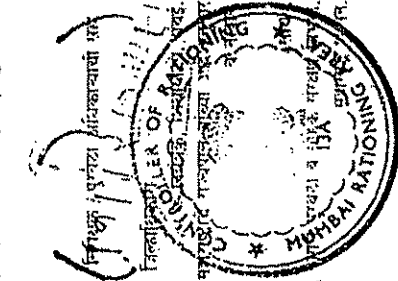
2020
9893E 39
22



कुटुंब प्रमुख/पुस्तकालय/शिक्षणपरिषदा

अनुक्रमिक क्रमांक	पुस्तक संख्या	पुस्तक शीर्षक
9893E 39	22	...

पुस्तकालय/शिक्षणपरिषदा
मुंबई-400 001



अनुक्रमिक क्रमांक 9104/2020
पुस्तक संख्या 9893E 39

Amal Bahadur Singh
22

अनुक्रमिक क्रमांक
पुस्तक संख्या

अनुक्रमिक क्रमांक	नाम	वय	कुटुंब प्रमुख/पुस्तकालय/शिक्षणपरिषदा	पुस्तक संख्या	पुस्तक शीर्षक
9	अमल बाहदुर	६६	...	...	...
१०	अमरजी देवी	६५	...	...	...
११	पुस्तकालय/शिक्षणपरिषदा	२६	...	...	...
१२	पुस्तकालय/शिक्षणपरिषदा	२५	...	...	...

CONSULTANTS COMBINED ARCHITECTS CERTIFIED TRUE COPY
VINAY SHARMA (Reg. No. CA: 82-6737)
MUKESH BAHADUR (Reg. No. CA: 82-7237)

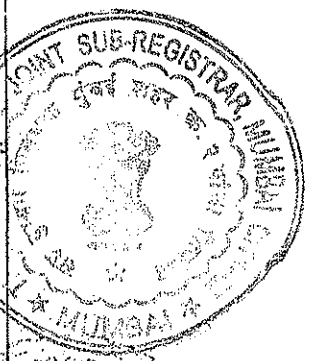


मुंबई विद्युत आपूर्तिका आणि परिवहन उपक्रम (बृहन्मुंबई महानगरपालिका)
Mumbai Electric Supply and Transport Undertaking (Brihanmumbai City Corporation)



FOR ALL QUERIES CONTACT
 CONSUMERS DEPARTMENT
 DIVISION OF CUSTOMER SERVICE
 PLEASE QUOTE BILL NO. IN ALL CORRESPONDENCE

AMOUNT PAID		AMOUNT DUE		DATE OF PRESENTATION		BILL PERIOD	
PAID UP TO	PAID AMOUNT	PAID UP TO	PAID AMOUNT	DATE OF PRESENTATION	DATE OF PRESENTATION	DATE OF PRESENTATION	DATE OF PRESENTATION
31/01/91	395.80	31/01/91	395.80	21/01/91	21/01/91	30/10/90	28/11/90
TRF. AMT.	19134.48	TRF. AMT.	19134.48	TRF. AMT.	19134.48	TRF. AMT.	19134.48
TRF. AMT.	7514	TRF. AMT.	7514	TRF. AMT.	7514	TRF. AMT.	7514
TRF. AMT.	7766	TRF. AMT.	7766	TRF. AMT.	7766	TRF. AMT.	7766
TRF. AMT.	2538	TRF. AMT.	2538	TRF. AMT.	2538	TRF. AMT.	2538
TRF. AMT.	22742	TRF. AMT.	22742	TRF. AMT.	22742	TRF. AMT.	22742
TRF. AMT.	924	TRF. AMT.	924	TRF. AMT.	924	TRF. AMT.	924
TRF. AMT.	22665	TRF. AMT.	22665	TRF. AMT.	22665	TRF. AMT.	22665



CONSULTANTS COMBINED ARCHITECTS
CERTIFIED TRUE COPY
 VINAY GHATGE (Reg. No. CA: 62:6737)
 KUNESH BAHADUR (Reg. No. CA: 62:7237)

Cycle 80
 2000

Handwritten signature: Bahadur Singh

Handwritten text: 9893E 32 22
 2000

ADD 1ST INSTALLMENT OUT OF 1 OF SURCHARGE
 PAYMENT AFTER DUE DATE ATTRACTS DELAYED PAYMENT CHARGES @ 0.5% PER WEEK FROM 31/01/91
 * TARIFF REVISED ** SCHEDULE OF TARIFF AND THE MINIMUM CHARGES PRINTED ON THE REVERSE ARE SUPERSEDED
 RATE PER UNIT: 1/1000 = 0.69 Paise/Unit

Authorised Agents
 The B. E. S. & T. Undertaking
 for the M. C. C. P. U.
 For Collection of E. V. Supply, L. U. T.

DATE Recd Rs.



BRIHAN MUMBAI ELECTRIC SUPPLY & TRANSPORT UNDERTAKING
(OF THE BRIHANMUMBAI MAHANAGARPALIKA)
BEST Bhavan, BEST Marg, Colaba, Mumbai - 400011.

Name : A.B.SINGH
Billing Address : GRD FL R 28/41 SORADJI MISTRY COMP
D 83 DR.AMBEDKAR ROAD 400012.

Book Folio : 562-491
Cycle : 01
Ward : FS
Division : NORTH
Category : LFI
Service No : 0091458
Installation No : 0679197
Sanctioned Load : 0.18 KW
Security Deposit : Rs. 170.00

G

Consumer No : 562491153
Bill Month : Mar-2007
Due By : 09/04/2007
Bill Amount Payable : Rs. 188
Tariff Due : Rs. 188

Bill Period : 04/01/2007 To 06/03/2007
Date of Bill : 19/03/2007
Payment received upto : 12/03/2007

Consumers Bill	Payment Received	Balance
Rs. 188.00	Rs. 188.00	Rs. 0.00

- For Interruption of Power Supply : For individual OFF supply (24 hrs.) Separation Fuse Control, Tel. 24114242
For Area OFF Complaint (24 hrs.) Dadar Fault Control, Tel. 24146611
- Internal Grievances Redressal Forum For Bill Complaints : For billing complaint: Tel. 24174917, Complaint Officer, Commercial(H), Fifth floor, New Administrative building, Gate No. 6, Wadala Bus Depot, Tilak Road Extn., Wadala, Mumbai - 400 031. Email: igreconstward@bestundertaking.com
For supply complaint: Tel. 24146252, Extn. 512, Complaint Officer, Commercial(H), Second floor, Transportation Engg. Building, Tilak Road Extn. Dadar (E), Mumbai - 400 014. Email: igreconstward@bestundertaking.com
- Consumers Grievances Redressal forum : Gr. Fl., Multistoried Annex Bldg., Accomodation Rd., Colaba, Mumbai. Tel no. 22833561 E-mail - doegrf@bestundertaking.com
E-mail Id of Ombudsman: merandia@merandia.org.in



'Consumer Rights Statement' is available on our website at www.bestundertaking.com and at our Ward Offices.

Consolidated stamp duty paid vide Order No. MIDRANK/0615/1061/CR. NO. 182/44-1 dt. 22-03-2006. Asst. Gen. Manager (Electric Supply)

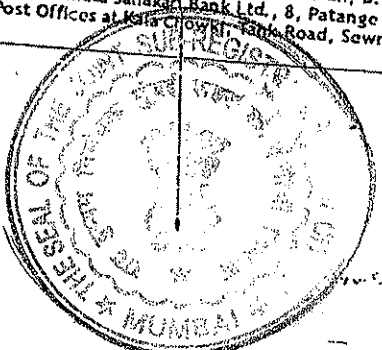
Procedure for redressal of Consumer Grievances in English / Marathi is available at all Cash / Bill Collection Centers and Ward Offices of Consumers and Commercial departments.

MESSAGES :
1. Tariff rates are revised from 1st October 2006.

CASH COLLECTION CENTRES IN YOUR LOCALITY:

- Near Lalbaug Market, Mumbai.
- Sewree Bus Station, Mumbai.
- Abhyudaya Co-op. Bank, Navanidhi Ind. Estate, Acharya Donde Marg, Sewree, Mumbai.
- Abhyudaya Co-op. Bank, Sahakar Bhavan, D. Lad Path, Kalachowky, Mumbai.
- Karad Janata Sahakar Bank Ltd., 8, Patange Bldg., Parmar Guruji Marg, Parel, Mumbai.
- Post Offices at Kala Chowki, Park Road, Sewree, Paral Naka, Kldwal Nagar, BEST Parel Staff Qtrs., Ambewadi.

562491153 D:060920070300000001
26/03/2007 12:18:00 PM 069
188.00
Cash: 188.00





CONSULTANTS COMBINED ARCHITECTS CERTIFIED TRUE COPY
VINAY SHARMA (Reg. No. CA: 82:6757) MUKESH BAHADUR (Reg. No. CA: 82:7237)

खर्च - २
१०९३ ए ३३ २२
२०२०

Amal Bahadur Singh


Handwritten signature


Election Commission of India
 भारत निर्वाचन आयोग
IDENTITY CARD
 ओळखपत्र
 MT/05/07/156682



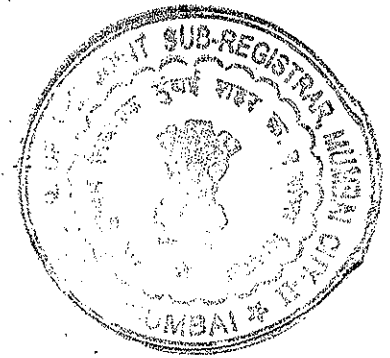
Elector's Name: Sing Amrabhadur
 मतदारचे नांव: सिंग अमरबादुर
 Father's/Mother's/Husband's Name: Chandrabhan
 वडील/आई/पतिचे नांव: चंद्रभान
 Sex: M लिंग: म
 Age as on 1.1.95: 56
 1.1.95 तेची वय

Address / पत्ता
 Serabji Mistry Chl-83
 G-14 Dr Ambedkar Road
 Bombay-33
 मेलारकी मिराजी-पळ83
 जी.-14 डॉ. अंबेडकर रोड
 मुंबई-33



Electoral Registration Officer
 मतदार सौल्लो अडिवली
 027 Mazgaon Assembly Constituency
 027 माझगाव विधानसभा मतदारसंघ न.14

Place/ स्थळ: Bombay मुंबई
 Date/दिनांक: 24/01/1995
 This card may be used as an identity card
 under different Government Schemes
 हे कार्ड सगल्लो विविध सरकारांची ओळखपत्र म्हणून
 उपयोगांत आणता येता

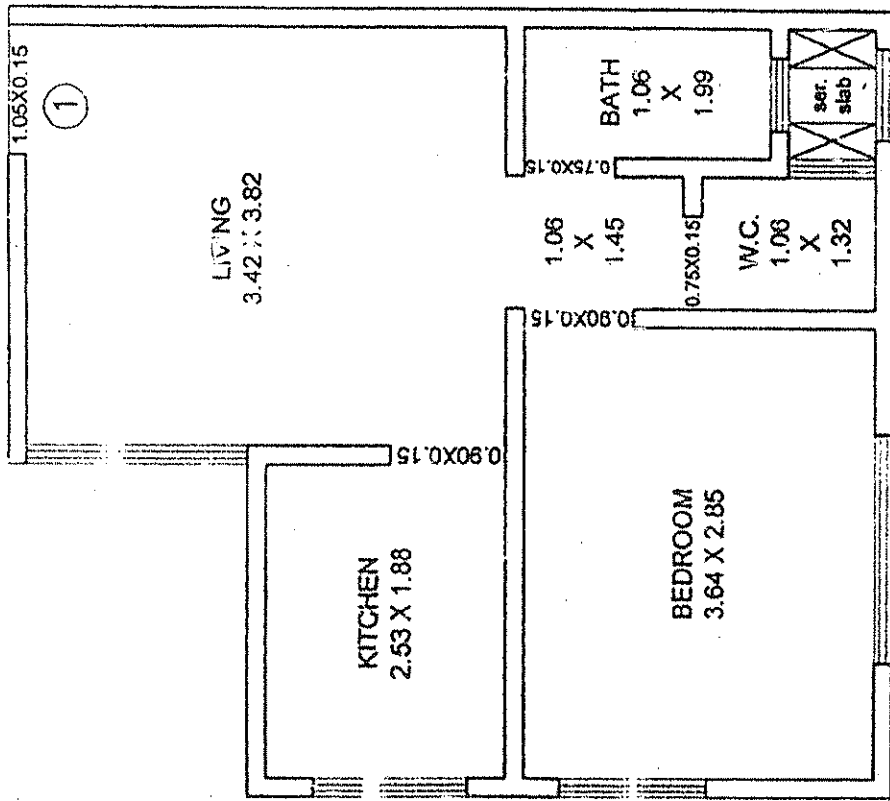


**CONSULTANTS COMBINED
 ARCHITECTS
 CERTIFIED TRUE COPY**

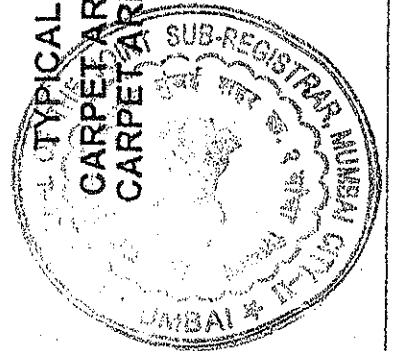
VINAY SHADMA MUKESH BHADUR
 (Reg. No. CA: 305677) (Reg. No. CA: 827217)

Annual Income Certificate
 बंधवई-१
 WYLS 82
 2006

बंधवई - २
 9093E 30 29
 2006

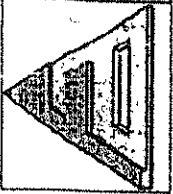


(TYPICAL UNIT REHAB)
 CARPET AREA 33.91 SQ.MT.
 CARPET AREA 365.00 SQ.FT.



Handwritten text: १२३४५६७८९

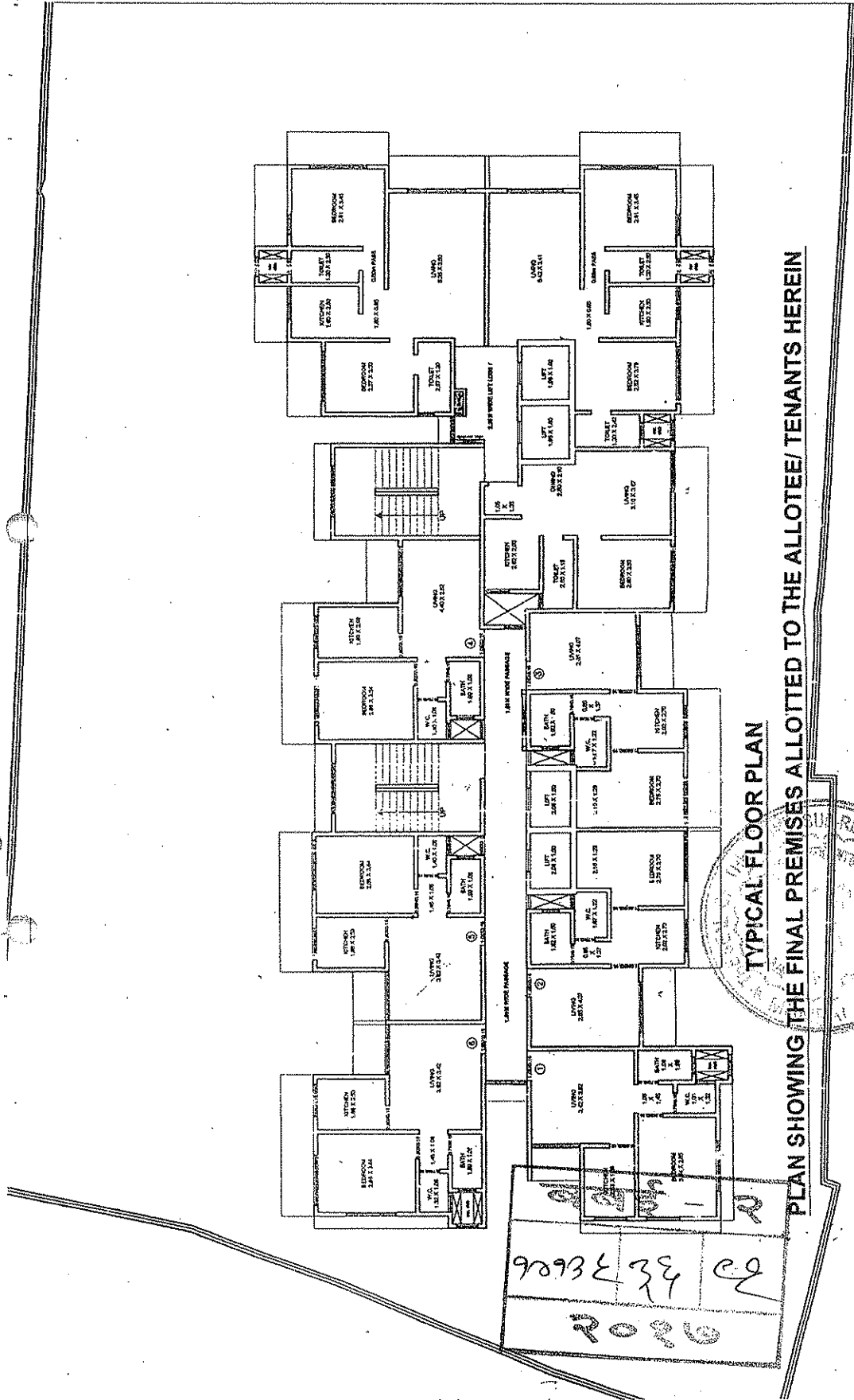
२०२०	३५	२२	२
------	----	----	---



FUTURE ASSOCIATES

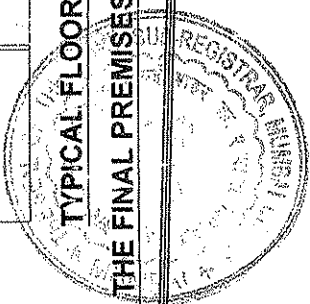
3/2, Municipal Chowk 71, Marland Road, Mumbai Central, Mumbai-8

120'0" WIDE DR. B. A. ROAD



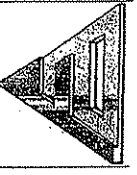
TYPICAL FLOOR PLAN

PLAN SHOWING THE FINAL PREMISES ALLOTTED TO THE ALLOTEE/ TENANTS HEREIN



FUTURE ASSOCIATES

3/2, Municipal Chawl 71, Morland Road, Mumbai Central, Mumbai-8

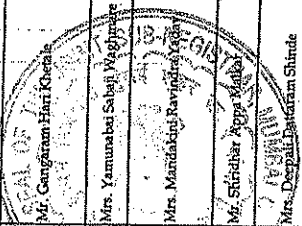


Handwritten numbers: 2026 and 9293E 33 09

Proposed redevelopment under DCR 33(7) of property bearing C.S. No 794, of Mazgaon division bearing Cess No/Municipal Ward No. E-7489(3A),
 Situated at 83 Dr Babasaheb Ambedkar Road, Chinchpokli (West), Mumbai 400 012.

3/K

Sl. No.	Name of Tenant.	Name of Occupant.	Floor /	Old Shop / Room No.	New Shop / Room No.	User / NR	Cover Area in Sq.Mts.	Built Up Area in Sq.Mts.	Common Built Up Area in Sq.Mts.	Balcony Area in Sq.Mts.	Total Built Up Area in Sq.Mts. (7+8+9)	Whether tenant/Occupant staying in building or otherwise	Whether consent given or otherwise	Whether room is reflected in MCGM extract of 1985-96 (Y/N)	Whether room tally with old bldg plan (Y/N)	Whether following documents prior to 13-06-1996 are available and kept on record in respect of room in respect of old tenement structures			Decision for tenancy accepted/rejected with reasons.	Remarks	
																Elect Bill	Ration Card	Voter List			
																Any Other documents prior to 13.06.1996					
																16	17				
14	Mr. Gopal Ganuji Kadam	Mr. Gopal Ganuji Kadam	GR	9	33	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	982037 DL 03-01-85	27/1/98	1) 19-12-73 (RR) 2) 13-12-55 (FDI)	Accepted		
15	Mr. Ramesh Gopal Kadam	Mr. Ramesh Gopal Kadam	GR	9A	36	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	20/9/1995	27/201	1) 19-12-73 (RR) 2) 25-08-96 (RR)	Accepted		
16	Mr. Sambhaji Easu Pawar	Mr. Sambhaji Easu Pawar	GR	10	32	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	-	27/206	1) 1-2-72 (FDI)	Accepted		
17	Mr. Gangaram Hari Kheble	Mr. Gangaram Hari Kheble	GR	10A	37	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	21/11/1995	27/204	1) 11-12-81 (RR) 2) 14-09-68 (DC) 3) 23-5-68 (FDI)	Accepted		
18	Mrs. Yamunabai Sahaji Waghmare	Mrs. Yamunabai Sahaji Waghmare	GR	11	31	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	27/9/1993	27/268	1) 18-08-82 (RR) 2) 14-1-72 (FDI)	Accepted		
19	Mrs. Mandakini Ravindra Yadav	Mrs. Mandakini Ravindra Yadav	GR	11A	38	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	21/11/1997	-	1) 25-05-94 (RR) 2) 06/7/83 (EC) 3) 2-5-72 (FDI)	Accepted		
20	Mr. Shridhar Arpa Malakar	Mr. Shridhar Arpa Malakar	GR	12	30	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	-	27/221	1) 18-11-95 (RR) 2) 17-5-79 (FDI)	Accepted		
21	Mrs. Deepali Devaram Shinde	Mrs. Deepali Devaram Shinde	GR	12A	39	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	19/1/1996	-	1) 08-06-95 (RR) 2) 15-6-06 (EC) 3) 11-4-84 (FDI)	Accepted		
22	Mr. Udaybhan Singh Tilakdhari Singh	Mr. Udaybhan Singh Tilakdhari Singh	GR	13	29	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	30/5/1992	27/224	1) 19-10-92 (RR) 2) 28-1-72 (FDI)	Accepted		
23	Mr. Sunil Chandrakant Parab	Mr. Sunil Chandrakant Parab	GR	13A	30	R	9.45	11.34	2.56	-	13.90		Yes	Yes	Yes	12/3/72 DL 06-05-89	-	1) 11-04-75 (RR) 2) 05-12-84 (DL) 3) 22-6-82 (FDI)	Accepted		
24	Mr. Milind Anantbahadar Singh	Mr. Milind Anantbahadar Singh	GR	31	31	R	18.9	23.52	5.07	-	28.59		Yes	Yes	Yes	21/1/1991	27/227	1) 14-10-81 (RR) 2) 15-6-82 (EC) 3) 25-10-79 (FDI)	Accepted		
													Yes	No	Yes	93/761 DL 31-01-82	-	1) 17-09-76 (RR) 2) 14-10-81 (RR) 3) 15-6-84 (EC)	Accepted		



Architect: *[Signature]*
 Engineer: *[Signature]*
 Deputy Engineer
 E Division
 MBR R Board

Executive Engineer

7586318

13/09/2017

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 1 (फोर्ट)

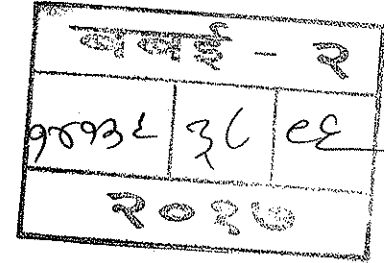
दस्त क्रमांक : 7586/2008

नोंदणी :

Regn:63m

गावाचे नाव : माझगाव

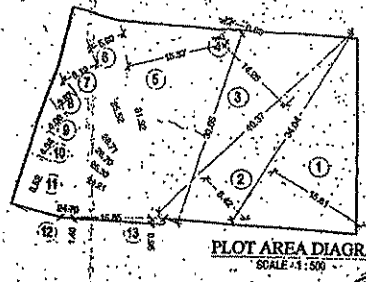
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : सि एस नं 794, सदनिका नं 701 सातवा मजला रेसी पॅलक्स डॉ बाबासाहेब आंबेडकर रोड चिंचपोफळी मुंबई 33 जुने क्षेत्र 101.68 चौ फुट कारपेट, नविन क्षेत्र 225 चौ फुट कारपेट मासिक भाडे 37/-
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव:- बालवास रिअल्टी आणि इन्फ्रास्ट्रक्चर प्रा लि तर्फे संचालक ईस्माईल अं के बालवास तर्फे कु.मु. हनीफ पलसानी - - ,
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:- अमरबहादुर चंद्रमान सिंग - - ,
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2008
(10) दस्त नोंदणी केल्याचा दिनांक	30/08/2008
(11) अनुक्रमांक, खंड व पृष्ठ	7586/2008
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000



120' 0" WIDE DR. B. A. ROAD

PLOT AREA CALCULATION

1	34.04	x	15.61	x	0.50	=	265.65	SQ.M
2	40.37	x	08.42	x	0.50	=	169.96	SQ.M
3	40.37	x	14.25	x	0.50	=	287.64	SQ.M
4	30.86	x	09.89	x	0.50	=	153.73	SQ.M
5	31.32	x	15.37	x	0.50	=	240.69	SQ.M
6	35.52	x	05.90	x	0.50	=	104.78	SQ.M
7	35.52	x	06.10	x	0.50	=	108.93	SQ.M
8	28.71	x	03.67	x	0.50	=	53.55	SQ.M
9	25.70	x	04.08	x	0.50	=	52.47	SQ.M
10	25.33	x	04.34	x	0.50	=	54.91	SQ.M
11	24.21	x	08.52	x	0.50	=	103.13	SQ.M
12	24.70	x	01.40	x	0.50	=	17.28	SQ.M
13	16.85	x	00.58	x	0.50	=	49.00	SQ.M
TOTAL AREA OF PLOT							= 1485.79	SQ.M
AS PER P.R. CAPD AREA							= 1485.79	SQ.M



ELE DUCT & FINE DUCT COUNTED IN F.S.I.

1	0.00 X 1.85 X 2 = 1.85 SQ.M
1.00 X 1.00	= 1.00 SQ.M
GROUND FLOOR = 0.89 SQ.M	
TOTAL = 2.74 SQ.M	

DUCT AREA

TABLE II
DETAILS OF FUNGIBLE B.U.A. FOR REVAL/SALE & PREMIUM CALCULATION

SR. NO.	DESCRIPTION	RESIDENTIAL IN SQ.MTRS.	COMMERCIAL IN SQ.MTRS.	TOTAL IN SQ.MTRS.
1	PERMISSIBLE B.U.A. (Pr. No. 14 of proforma - A)	4633.60	673.27	5306.87
2	PERMISSIBLE FUNGIBLE B.U.A. (DCR 35(4) OR 2)	1621.77	134.65	1756.41
3	TOTAL PERMISSIBLE FUNGIBLE B.U.A. (1+2)	6255.37	807.92	7063.29
4	TOTAL PROPOSED B.U.A. INCLUDING FUNGIBLE F.S.I. (1+3 of proforma - A) <small>(Check: Shall not be more than 3 - (Total Avb of column No.21 of Table No.4)</small>	5446.36	806.42	6252.78
5	PERMISSIBLE FUNGIBLE B.U.A. FOR REVAL. (MADA AND ALCOHOL COMPONENT (Total Avb of column No.15 of Table no.4)	1100.70	78.61	1179.31
6	FUNGIBLE B.U.A. UTILIZED FOR REVAL. (MADA AND ALCOHOL) <small>(Check: Shall not be more than 5 Above & shall be equal to - col. No.21 of Table No.4)</small>	994.19	77.13	1071.32
7	PERMISSIBLE FUNGIBLE B.U.A. FOR SALE COMPONENT (2 - B)	521.06	58.04	577.10
8	FUNGIBLE B.U.A. UTILIZED FOR SALE (4-1) ABOVE <small>(Check: Shall not be more than 7 Above)</small>	0.00	0.00	0.00
9	READY RECONOR RATE FOR THE YEAR 2012			
10	WEAR AND TEAR RATE	60%	100%	
11	PROFIT AMOUNT TO BE RECOVERED (RUSTRI) <small>PAYMENT RECEIPT NO & DATE</small>	SAY	SAY	SAY

PROFORMA - A

A	AREA STATEMENT	SQ.MTRS.
1	AREA OF PLOT	1485.79
2	DEDUCTION FOR	
a)	ROAD SET - BACK AREA	NIL
b)	PROPOSED ROAD	
c)	ANY RESERVATION	
TOTAL (2-a+b+c)		NIL
3	BALANCE AREA OF PLOT (1-3)	1485.79
4	DEDUCTION FOR R.G. (IF DEDUCTABLE)	
5	NET AREA OF PLOT (3-4)	
6	ADDITION FOR FLOOR SPACE INDEX	
TOTAL AREA (5+6)		1485.79
7	F.S.I. PERMISSIBLE	50% Incentive
8	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT HEIGHTS (RESTRICTED TO 67% OF THE BALANCE AREA VIDE 3 ABOVE) CRC NO. - 67% BY TDR NIL DRC NO. 32 - 33% BY PREMIUM NIL	NIL
9	PERMISSIBLE FLOOR AREA	5306.87
10	EXISTING FLOOR AREA	
11	PROPOSED BUILT UP AREA	
12	EXCESS BAL. AREA TAKEN BY F.S.I.	NIL
13	PURELY RESIDENTIAL B.U.	4508.19
14	REMAINING NR BAL AREA	673.27
15	TOTAL B.U. AREA PROPOSED (11+12+13)	5181.46
16	F.S.I. CONSUMED ON NET HOLDING - 142	
B DETAILS OF FSI AVAILED AS PER DCR 35(4)		
1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED PROP. VIDE DCR 35(4) FOR PURELY RESIDENTIAL - OR (1) (14A X 0.28)	1621.77
2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED PROP. VIDE DCR 35(4) FOR PURELY RESIDENTIAL - OR (2) (14A X 0.28)	434.65
3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) - 01+02	1756.42
4	TOTAL GROSS BUILT UP AREA PROPOSED (11+15)	7063.29
5	TOTAL BALANCE AREA (5+6)	6252.78
C TENEMENT STATEMENT		
1	PROPOSED AREA (ITEM A.13 ABOVE)	
2	LESS DEDUCTION OF NON-RES. AREA (SHOP ETC.)	
3	AREA AVAILABLE FOR TENEMENTS (1-2)	
4	TENEMENT PERMISSIBLE (DENS. OR INT. A/C.T.)	
5	TENEMENT PROPOSED	
6	TENEMENT EXISTING	
7	TOTAL TENEMENTS ON THE PLOT (5+6)	
D PARKING STATEMENTS		
1	PARKING REQUIRED AS PER RULES	
2	TOTAL PARKING PROVIDED	
3	GARAGES PERMISSIBLE	
4	GARAGES PROPOSED	
5	LOADING AND UNLOADING STATEMENT	

PROFORMA B

CONTENTS OF SHEET

GROUND FLOOR PLAN & B.U. AREA CALCULATION

LOCATION PLAN & PLOT AREA CALCULATION

PROFORMA A & TABLE II

B.U.A. SUMMARY

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

Approved Amended Subject to Condition Mentioned in the No. EEP 4000/E/N 02-2011

AS PER STATEMENT

AS PER STATEMENT

NAME OF THE OWNER

M/s. BALWAS REALTY & INFRASTRUCTURE PVT. LTD.

DECLARATION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF PLOT BEARING C.S. No. 784 OF MAZAGAON DIVISION, E-WARD, MUMBAI.

DRG. NO. DRAWN BY CHECKED BY SCALE DATE

NORTH

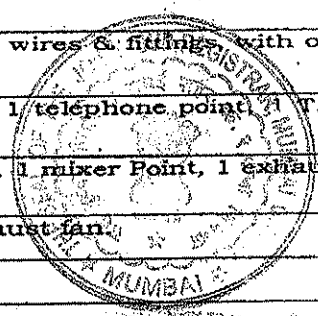
NAME & ADDRESS OF ARCHITECT

CONSULTANTS COMBINED
architects and interior designer
101, MANEK KUNJI, (MEHWADI), DR. S. S. ROAD, LAUBAUG, PAREL, MUMBAI - 400 012, TEL. NO. 471 1762, 471 0758.

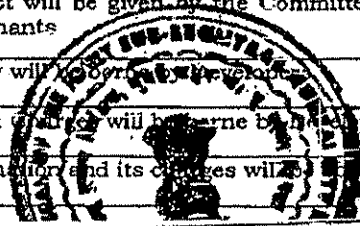
ANNEXURE "B"

LIST OF AMENITIES

Sr. No.	DETAILS OF AMINITIES
1	Corpus fund for society of Rs. 36 Lacs
2	Furnished society office admeasuring 200 Sq. Feet or as per the provision of Law, whichever is higher.
3	Entrance gate with security cabin with provision W.C. / Bath in stilt
4	Rent of Rs. 4500/- Per member, per month during construction period for First 12 months and Rs. 5000/- for the remaining 12 months.
5	R.C.C. Construction to IS earthquake code.
6	Decorative main entrance with marble/granite cladding and decorative flooring
7	Main door of T.W. frame with marine flush door, both side laminated /vener finished with night latch (Godrej), door eye, aldrep, safety chain and handle.
8	Inside doors of T.W. frame with commercial flush door, both side oil Painted, with aldrep and handle.
9	W.C. / Bathroom door made of marine flush door/PVC Sintex door, with aldrep, handle & towel rod.
10	Aluminium sliding windows anodized with 4 mm thick clear glass with designer M.S. grill duly painted.
11	Flooring of all rooms made of ceramic tiles of reputed make, with 4" skirting
12	Full height glass door in W.C., with ceramic tiles flooring of reputed make.
13	Concealed plumbing work in bathroom with ISI marked pipe, with Hot & Cold Water Mixer Shower, wash basin & mirror.
14	English / Indian Orissa painted Flush door of reputed make.
15	Green marble top on kitchen platform with cuduppa stand /shelf, S.S. sink, one bibcock point.
16	R.C.C. loft over W.C., Bath and above Kitchen platform
17	Provision for water connection point over the Kitchen loft.
18	Provision For Aquaguard connection In kitchen.
19	Concealed electrical wiring of ISI marked copper wires & fittings, with one MCB on main board.
20	Hall - 2 fan point, 2 light point, 1 plug point, 1 telephone point, 1 T.V. point & 1 bell point.
21	Kitchen - 1 fan point, 1 light point, 1 pfug point, 1 mixer Point, 1 exhaust fan point.
22	W.C. - 1 light point, Exhaust Fan point with exhaust fan.
23	Bath - 1 light point, 1 geyser point


बलई - २
 १००३२-४९-२९
 २०१७

24	All staircase in Kota tiles with 4" skirting and one tube light fitting on each staircase passage
25	Terrace - Brick bat coba, water proofing with china mosaic finished.
26	Terrace - 1 plug point and 2 tube light fittings, a small mori with 1 tap point.
27	R.C.C. under ground / over head water storage tank with required capacity.
28	2 pumps for water lifting with automatic level system.
29	External paint - Cement paint / sand text paint, internal paint of water bound acrylic distemper. All internal wall will be finished with P.O.P. patra finish.
30	Decorative name plates board in entrance lobby and on each flat
31	Two nos. of lift in rehab wing of reputed make.
32	One Exhaust Fan in kitchen.
33	One Instant Geyser(Racold / Bajaj) in Bathroom.
34	One Light point on Entrance Main Door of each flat.
35	Existing temple in the property will be renovated if permitted by BMC
36	Municipal School & Library will be located on the First Floor with Independent Staircase.
37	Existing Current List of Tenants with copy of Ration Card / Electric Bill / Rent Receipt will be given by the Committee of Proposed Society i.e. the Existing Tenants
38	Stamp Duty will be borne by Developers.
39	Registration charges will be borne by Developers.
40	Society formation and its charges will be borne by Developers.



No.	
41	Conveyance in favour of society will be done within 6 months from the date of Occupation Certificate.
42	Maintenance will start from the date of Occupation Certificate.
43	Documentation will be done by the Developers.



१०१११ - २
 १०१११ / १२
 २०१६

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD
(A MHADA UNIT)



No.R/NOC/F-1557/ 2419/MBRRB-09
Dated:-

- 5 JUN 2009

To,
Balwas Hotels & Resorts Pvt. Ltd.,
A.K. Industrial Estate,
Veer Sawarkar Fly over,
Goregaon (W), Mumbai- 400 062.

Sub :- Redevelopment of property at C.S.No. 794 of Mazgaon Divn.,
Building No. 81, 83 & 85, bearing cess No. E-7489(3), 7489(3A)
& 7489(2), situated at Dr. Babasaheb Ambedkar Road,
Chinchpokali, Mumbai -400 012, known as "Sorabji Mistry
Building" Tambawala Building.

Ref :- 1) This office letter No.R/ NOC/ F-1557/ 2574/ MBRRB-08
dated 19.06.2008.
2) Your M/s Consultant Combined's letter dated 30.04.2009
addressed to Chief Officer/MBRRB.

This office vide its letter under reference had granted you NOC for
redevelopment of subject property. The introductory paragraph of the said NOC
issued at reference no.1 stands modified and should now be read as follows:

With reference to the above subject matter and letter under reference "No
Objection Certificate" is hereby granted for redevelopment of captioned property with
FSI 2.5 or the FSI required for rehabilitation of existing occupiers plus 50% incentive
FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and
Appendix - III to this Regulation sanctioned by the Govt. in Urban Development
Department Mantralaya vide Notification published in Govt. Gazette dated 25th
January 1999 and Notification No. TPB 4308/ 3224/ CR-268/08/UD-11 dated 02nd
March 2009, on the following terms and conditions :

Condition No. 1 & 5 are now modified and should be read as follows:

- 1) All the occupants of the old building shall be reaccommodated in the redeveloped
building. Each occupant shall be rehabilitated and given the equivalent carpet
area as occupied by him for residential purpose in the old building subject to the
minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed) and/or maximum carpet
area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-
residential occupier, the area to be given in the reconstructed building will be
equivalent to the area occupied in the old building. Accordingly the plans be got
approved from M.C.G.M. as per the clause 16 of Appendix-III of the Notification
dated 02nd March 2009.
- 6) The plans of the proposed building shall be submitted to MCGM within six
months from the date of issue of this NOC positively for its approval, failing
which the NOC will stand cancelled. As far as possible provision of tenements of
300.00 sq.ft. to 350.00 sq.ft. carpet area shall be made in the proposed building
plans for handing over to this office on account of surplus Built Up Area to be
surrendered to the Board as per condition No. 11 of this NOC

ग्रहनिर्माण भवन, बंद्रे (पूर्व), मुंबई-४०००५१.
दुरध्वनी क्रमांक : २६५९०४७२, ५६४०५२१८
फॅक्स : (०२२) २६५९ १२१७ / २०५८, घरपेटी क्रमांक : ८१३५

Griha Nirman Bhavan, Bandra (East), Mumbai 400 051.
Phone : 26590472, 56405318. Fax : (022) 2659 1397 / 2058
Post Box : 8135

बबई - २	
१०१३६	०३/०९
२०१७	

After issue of IOD and approval to plans by MCGM.

- i) Plans showing the tenements to be surrendered to MBRRB shall be shown prominently and copy of the same shall be submitted to MBRRB.
- ii) The tenements to be surrendered shall be mortgaged in the name of MBRRB by way of registered deed within 15 days from issue of IOD by MCGM.

This shall be clearly shown in the proposed / approved building plans, otherwise permission for obtaining occupation certificate will not be granted.


Also the condition nos. 20, 21 and 25 of letter at reference No.1 are hereby deleted in view of the Judgment of the Hon. Supreme Court dated 04.09.2008 in Civil Appeal No.2970/2006 and others.

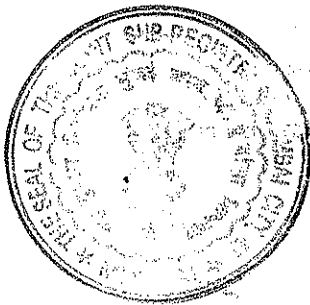
The condition No.22, 23 and 24 of the NOC remains unchanged and shall be read as condition No.20, 21 and 22 since the original condition nos.20, 21 and 25 are deleted.

The following condition is added after condition No.22.

- 23) The revised Consent / agreement from the tenants / occupiers shall be submitted in respect of revised carpet area as per Notification dated 02nd March 2009 before issue of Commencement Certificate above plinth by MCGM.

The other contents of the said letter dated 19.05.2008 remain unchanged.

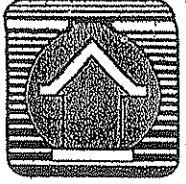

 Chief Officer,
 M.B.R. & R. Board, Mumbai.



2009 - 2		
9592	28	ee
2009		

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD
(A MHADA UNIT)म्हाडा
MHADANo. R/NOC/F-1557/ 4788/ MBRRB-17
Dated:-

26 JUL 2017

To,

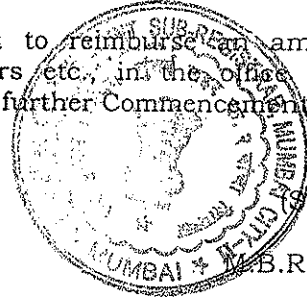
M/s Balwas Realty and Infrastructure Pvt. Ltd.,
A.K. Industrial Estate,
Veer Sawarkar Fly over,
Goregaon (W), Mumbai- 400 062.

Sub :- Redevelopment of property at C.S.No.794 of Mazgaon Divn., Building No.81, 83 & 85, bearing cess No.E-7489(3), 7489(3A) & 7489(2), situated at Dr. Babasaheb Ambedkar Road, Chinchpokali, Mumbai -400 012, known as "Sorabji Mistry Building".
-Revalidation of NOC

Ref :- 1) NOC issued vide this office vide letter No.R/NOC/F-1557 /2574/ MBRRB-08 dated 19.06.2008.
2) Modified NOC issued by this office vide letter No.R/NOC/ F-1557 / 2419/ MBRRB-09 dated 05.06.2009.
3) NOC holder M/s Balwas Realty and Infrastructure Pvt. Ltd. 09.06.2017.

In connection with your application on the above subject matter, it is to inform you that the NOC issued by this office letter No.R/NOC/F-1557/ 2574 /MBRRB-08 dated 19.06.2008 which was valid upto 18.06.2017, is now extended upto 18.06.2018 subject to condition that the terms & conditions prescribed in the NOCs' dated 19.06.2008 and 05.06.2009 shall be complied with within the above extended time limit failing which MBRRB reserves the rights to cancel the said NOC, which may be noted.

You are also requested to reimburse amount of ₹19,11,950/- incurred on Structural repairs etc., in the office of the Chief Account Officer/MBRRB before issue of further Commencement Certificate.



Sd/-

Sumant Bhanje)
Chief Officer,
M.B.R. & R. Board, Mumbai.

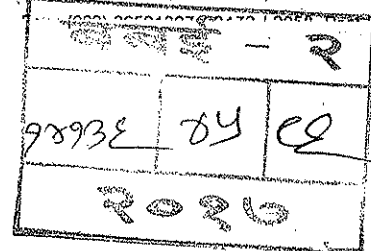
Copy forwarded to the Executive Engineer, Building Proposals (City-II)/ MCGM, New Building, C.S.No.355, Bhagavan Valmiki Chowk, Opp. Hanuman

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई-४०० ०५९

दुरध्वनी : ६६०४५३८७, ६६४०५३९८, २६५९०४७२

Griha Nirman Bhavan Kalanagar, Bandra (E), Mumbai- 400051

Phone : 66045387, 66405318, 26590472



Temple, Vidhyalankar Marg, Antop Hill, Wadala (E), Mumbai-400 037.w.r.t. IOD No.EB /4029/E/A dated 07.02.2009 for information.

Full occupation certificate for the free sale building/ sale component will not be granted to the NOC holder under any circumstances till he rehuses all the occupants of old cessed buildings and surplus area if any is surrendered to Board. Further bearing capacity of the soil and R.C.C. design shall also be ascertained prior to issue of commencement certificate for the redevelopment work.

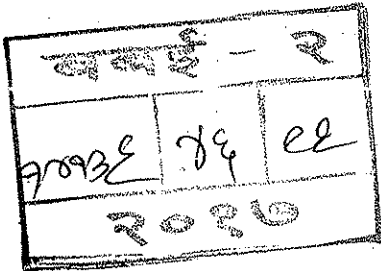
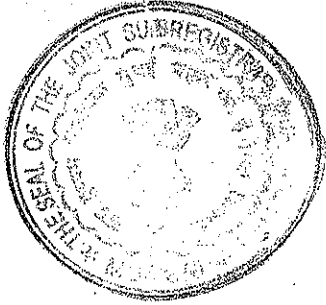
The Commencement Certificate above plinth shall not be issued unless Condition No.5 is complied and a letter to that effect is issued by MHADA.

Copy forwarded to the Asstt. Assessor & Collector, "E" Ward Office, 10 Sankli Street, Byculla, Mumbai- 400 008 for information.

He is requested to recover the upto-date repair cess in respect of the captioned property from NOC holder and inform this office accordingly. However recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM as per the letter of Government in Housing Department dated 19.05.2011.

(Sumant Bhangre)
Chief Officer,

M.B.R.& R.Board, Mumbai.



346
Form -----
88

in reply please quote No.
and date of this letter.

Ex. Eng. Bldg. Proposal (City)-II
E' Ward, Municipa Office, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

**Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.**

EB/4029/E/A

No. E.B./CE/ BS/A of 20 - 20

MEMORANDUM

Balwas Realty & Infrastructure
Pvt.Ltd., A.K. Estate, Veer Savarkar
Flyover, S.V. Road,
Goregaon (West), Mumbai - 400 062.

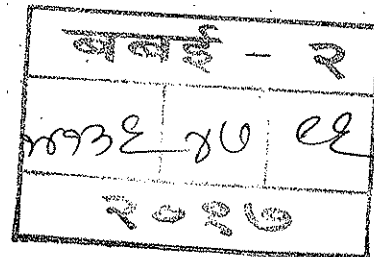
Municipal Office,
Mumbai 19/11/13

With reference to your Notice, letter No.244D... dated ...10.07.2008... 20 and delivered on
.....25.07.2008... 20 and the plans, Sections Specifications and Description and further particulars and
details of your buildings at Redevelopment of property bearing C.S.No.794 of Mazgaon Division,
situated at 'D.E.K. Road, Chinchpokli, Mumbai-400012' furnished
to me under your letter, dated 20..... I have to inform you that I cannot approval of the building
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of
the Bombay Municipal Corporation Act as amended up to date, my disapproval by the following reasons:-

**AI THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE
COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.**

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
5. That the structural engineer will not be appointed, Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.

BPC1/E-4029



() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 18th day of Nov 2014, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

(Signature)
16/11/13

(Signature)
Executive Engineer, Building Proposals,
Zone, City-II Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 of the Commissioner has fixed the following levels:

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer, than existing or thereafter to be laid in such street

(b) Not less than 2 feet (60 cms.) above every portion of the ground, within 5 feet (160 cms.) of such building

(c) Not less than 92 ft. () meters above Town Hall Datum"

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

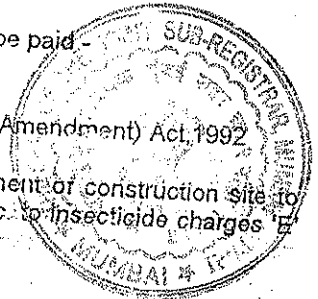
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

Table with handwritten entries and a signature.

Contd... (A).

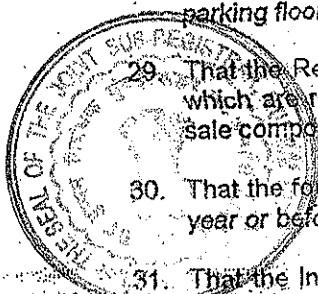
6. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
7. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the revised N.O.C. MHADA in the name of Balwas Realty & Infrastructure Pvt. Ltd. will not be submitted before C.C.
9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
10. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
11. That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
12. That the requirements of N.O.C. of Tree Authority/ C.F.O. will not be obtained & the requisitions, if any, will not be complied with before occupation certificate / B.C.C.
13. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
14. That All Dues Clearance Certificate from A.E.W.W. 'E' Ward shall not be submitted before issue of C.C.
15. That the premium/deposits as follows will not be paid -
 - a. Condonation of deficient open spaces.
 - b. Staircase / Lift area benefit.
 - c. Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - d. Insecticide charges.
 - e. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. & insecticide charges 'E' Ward.
 - f. Labour Welfare Cess
 - g. Additional Development Cess.
16. That the extra ground rent / penalty, premium for breaches in lease, if any will not be paid to Asstt. Commissioner (Estates) office and N.O.C. from Asstt. Commissioner (Estates) thereof will not be submitted to this office before C.C.



BPC/E-4029

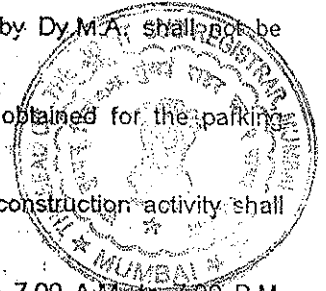
वर्ष - २	
१०३६	७८
२०२७	

17. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
18. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
19. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
20. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
21. That the Janata insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
22. That the fresh N.O.C. from Asstt. Commissioner (Estates) shall not be submitted before plinth C.C.
23. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
24. That the fresh Tax Clearance Certificate from A.A. & C 'E' Ward shall not be submitted.
25. That the revised N.O.C. from user deptt. & Municipal Architect for internal planning of school will be submitted before plinth C.C.
26. That the Undertaking to amend the plans incorporating necessary changes suggested by user deptt. ad Municipal Architect will not be submitted further plinth C.C.
27. That the letter from MHADA stating that all conditions to be complied before C.C. incorporated in MHADA N.O.C. was complied shall not be submitted.
28. That the Regd. U/T against misuse of pocket terrace / part terrace / still/ parking floors shall not be submitted.
29. That the Registered Undertaking stating that the rehabilitation all tenants which are rejected by MHADA will be settled by owner / developer from sale component, shall not be submitted.
30. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
31. That the Indemnity bond against no nuisance due to contravening toilets shall not be submitted.
32. That the Indemnity Bond indemnifying M.C.C.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.



BPC/AB-4029		
0932	40	22
2000		

33. That the registered Power of Attorney shall not be submitted.
34. That the remarks from H.E. Department shall not be submitted.
35. That the debris shall not be dumped on the Municipal ground only.
36. That the board displaying the details of development of the work shall not be displayed at site.
37. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
38. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
39. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
40. That the N.O.C. from Director of Industries (I.T.) will not be submitted before plinth C.C.
41. That the copy of PAN card of the applicant shall not be submitted before C.C.
42. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
43. That the fresh P.R.Card in the name of owner shall not be submitted before C.C.
44. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
45. That the N.O.C. from MHADA shall not be submitted before C.C.
46. That the plans of proposed School approved by Dy.M.A. shall not be submitted before C.C.
47. That the N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.
48. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
49. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.



RPC1/E-4029

बजई - २	
१११३६	५१ ६२
२०२७	

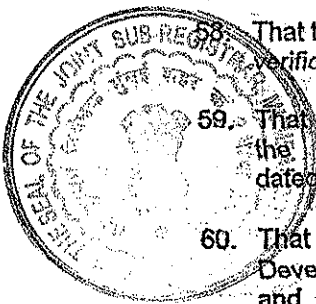
50. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
51. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
52. That the necessary safety net along the periphery of building not provided with approved from competent authority during execution.
53. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
54. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
55. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
56. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/1 of 2.2.2006.
57. That the remarks from Commissioner of Police regarding possibility of involvement of Criminal / Anti-National elements in the Ownership / Development of plot under reference shall not submitted.

That the remarks from Ch.Eng. (M. & E.) shall not be submitted for Height & verification of 1st floor including staircase.

59. That the specification & design of Rain Water Harvesting scheme as per the State Govt's directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.

60. That the Regd. Undertaking shall not be submitted by the Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.

61. That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.



90934		RE	
DPC/11-1029		RE	

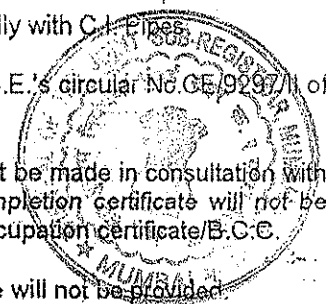
62. That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before plinth C.C.
63. That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.
64. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
65. That the Third party insurance shall not be submitted.
66. That the Extra Water Charges & Extra Sewerage Charges shall not be paid.

(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

1. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
2. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
3. That the elevation treatment plan shall not be submitted & got approved.
4. That the construction of road including storm water drain and footpath shall not be constructed.
5. That the compliance of necessary remarks for construction of SWD will not be submitted before granting full C.C. for the said building.
6. That the additional development cess shall not be paid before further C.C.

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :

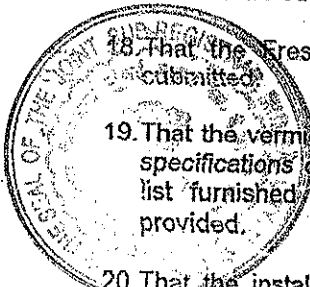
1. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, Water Tank, etc. for school user will not be provided and the drainage system or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.P. Pipe.
3. That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/1 of 26-6-1978.
4. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
5. That 10'-0" wide paved pathway upto staircase will not be provided.



BPCI/B-4029

वर्क ई - २		
१०९३६	४३	६२
२०२७		

6. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
7. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided.
9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
12. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
13. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That final N.O.C. from Asstt. Commissioner(Estates)/ MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
16. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
17. That the final structural stability certificate from Register Structural Engineer shall not be submitted alongwith in built structural details / drawings.
18. That the Fresh property card in the name of the owner shall not be submitted.
19. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
20. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
21. That the completion of footpath, providing central dividers, lane marking and providing street furniture shall not be completed.



BPC1/R-4029		
7/8/32	ys	ee
20		

22. That the additional development cess shall not be paid before O.C.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:

1. That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

Chauhan
SE (B) P. E. III
16/11/13

16/11/13
Executive Engineer
Building Proposals (City)-II



BPCI/E-4029

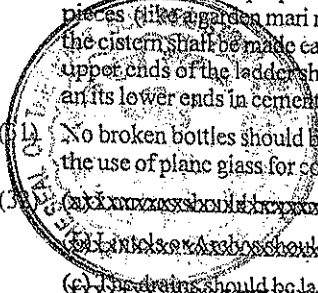
बनई - २		
१०१३५	५५	२२
२०२७		

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps. debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert; if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

वर्ग - २		
११३६	५९	६९
२०२७		

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be carmarked and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) ~~(a) Lintels should be provided over Door and Window openings~~
~~(b) Lintels over Door should be provided over Door and Window openings~~
 (c) The drains should be laid as require under Section 234.1 (a)
 (d) The inspection chamber should be plastered inside and outside
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



2093 E	yu	ee

Answer
 Sec (B) P.C. VII
 16/11/13

19/11/13
 Executive Engineer, Building Proposals
 Zones Wards.
 City-II

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.EB/4029/EIA M-26/05/14

Original
Amended
I.O.D
Rev'd on
26/5/14
am

To,
M/s. Consultants Combined,
Architects,
101, Manek Kunj (Meghwadi),
Dr. S.S. Rao Road,
Lalbaug, Parel,
Mumbai - 400 012.

Ex. Eng. Bldg. Proposal (City)-II
1st Ward, Municipal Office, 3rd Floor,
13, S. K. Hiranandani Marg, Byculla,
Mumbai - 400 068.

Sub: Proposed redevelopment of property bearing C.S.No.794 of
Mazgaon Division, building No.81, 83 & 85, bearing Cess
No.E-7489(3), 7489(3A) & 7489(2), situated at Dr.
Babasaheb Ambedkar Road, Chinchpokali, Mumbai-400012,
known as "Sorabji Mistry Building" (Tambawala Building).
Ref : Your letter dated 30.01.2014.

Sir,

With reference to above letter this is to inform you that the amended plans
submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 19.11.2013 and
amended plan approved letter dated 05.05.2014, shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be
submitted before extending C.C.
3. That the C.C. shall be got endorsed as per the amended plan.
4. That the work shall be carried out strictly as per amended plan.
5. That the certified copy of sale agreement incorporating the following
conditions shall not be submitted to this office before asking occupation
certificate.
6. That the prospective society / end user shall not preserve and maintain
the documents / plans received from owner / developer / Architect and
subsequently carry out necessary repairs / structural audit / fire audit at
regular interval and also present periodical structural audit reports and
repairs history. Similarly, to check and to carry out fire safety audit time to
time as per requirement of C.F.O. through the authorized agency of
M.C.G.M.
7. That the plans marked with rehab parking allotted as per D.C. Reg. a copy
of approved plan shall not be submitted before asking C.C.
8. That the registered undertaking stating that amended plans will be
submitted if any change is proposed in rehab area mentioned in 21
column table attached before asking C.C. shall not be submitted.
9. That all the structural members below the ground shall be designed
considering the effect of chlorinated water, sulphur water, seepage water,
etc. and any other possible chemical effect and due care while
constructing the same will be taken and completion certificate to that effect

वर्क - २		
११३९	५८	०९
२०१७		

shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.

10. That the N.O.C. holder will have to pay an expenditure amounting to Rs.19,11,950.00 incurred by the Board towards Structural repairs/ propping/demolition, processing of reconstruction scheme/land acquisition etc. at the office of the Asstt. Accounts Officer (North)/M.B.R. & R. Board and produce certified zerox copy of receipt of payment to this office within 1-month from the date of intimation by this office. In future, if additional expenditure over and above Rs.19,11,950.00 found incurred by the Board, the same will also have to repaid to the Board as and when Board demands.

11. That the following documents shall be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.

- (a) Ownership documents;
- (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
- (c) Copies of soil investigation reports.
- (d) R.C.C. details and canvass mounted structural drawings.
- (e) Structural Stability Certificate from Licensed Structural Engineer.
- (f) Structural Audit Reports.
- (g) All details of repairs carried out in the buildings.
- (h) Supervision certificate issued by the Licensed Site Supervisor.
- (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
- (j) NOC and completion certificate issued by the C.F.O.
- (k) Fire safety audit carried out as per the requirement of C.F.O.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

sd
Executive Engineer,
Building Proposals(City)-II

No. EB/4029/E/A M-26/05/13

- Copy to :
1. Owner/C.A. to Owner/ N.O.C. holder,
Balwas Realty & Infrastructure Pvt.Ltd.,
A.K. Estate,
Veer Savarkar Flyover, S.V. Road,
Goregaon (West), Mumbai - 400 062.
 2. Designated Officer, Asstt. Eng. (B.&F.) 'E' Ward,
 3. A.E.W.W. 'E' Ward,
 4. Dy.A.& C. City
 5. The Collector of Mumbai
 6. Asstt. Commissioner (Estates)
 7. Chief Officer, M.B.R. & R. Board

sd
Executive Engineer,
Building Proposals(City)-II

4029	yl	el
2020		

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/4029 / EIA of 30/07/16

COMMENCEMENT CERTIFICATE

To:

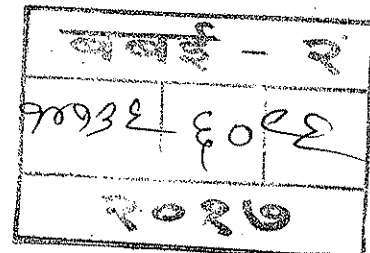
Balwan Realty & Infrastructure
Pvt Ltd, A.K. Estate
Neer Sankar, Flyover
S.V. Road, Mumbai 62

Ex. Eng. Bldg. Proposal (City) - II
 New Municipal Building, C. S. No. 355 B,
 Bhagwan Walmiki Chowk, Vidyalkar Marg
 Opp. Hanuman Mandir,
 Salt Pan Road, Antophill, Wada (E) -
 Mumbai - 400 037.

Sir,

With reference to your application No. 4742 dated 10-7-2008 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Redevelopment on C.S. No. 794 A Muzgaon Divn Dr. B. A. Road Chinchpokali Mumbai 400 012 and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 794 Muzgaon Division/Village/Town Planning Scheme No. Dr. B. A. Road Situated at Road/Street Ward E the Commencement Certificate/Building permit is granted on the following conditions :-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act., 1966.



7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. R. D. DEORE Assistant Engineer, to exercise his powers and functions of the Planning Authority under Section 44 of the said Act.

This Commencement Certificate is valid upto 24/Jul/2017

This c.c. is issued up to plinth level only as per approved amended plans dt 26-5-2014.

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Sd/-
Assistant Engineer
Building Proposals (City) (R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

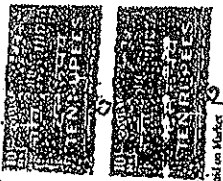
EB/4029/EIA

copy to = Architect

Sd/-
A. E. B. P. C. E. N.



77518 - 2		
9193E	89	EE
2026		



1. Name of the party or parties (in full)
 2. Name of the party or parties (in short)
 3. Name of the party or parties (in full)
 4. Name of the party or parties (in short)
 5. Name of the party or parties (in full)
 6. Name of the party or parties (in short)

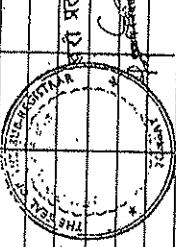
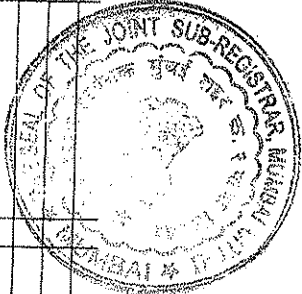
7. Name of the party or parties (in full)
 8. Name of the party or parties (in short)
 9. Name of the party or parties (in full)
 10. Name of the party or parties (in short)

No.	Name of the party or parties (in full)	Name of the party or parties (in short)	Name of the party or parties (in full)	Name of the party or parties (in short)	Name of the party or parties (in full)	Name of the party or parties (in short)	Name of the party or parties (in full)	Name of the party or parties (in short)	Name of the party or parties (in full)	Name of the party or parties (in short)
1
2
3
4
5
6
7
8
9
10

6372 / 22
 2000

2000 / 74
 2000

90932 / 22
 2000



32 33 34 35
36 37 38 39
40 41 42 43

32 33 34 35
36 37 38 39
40 41 42 43

SEVEN SEVENTEEN MILLION ONE HUNDRED THIRTY
Prepared under Section 22 of the Income Tax Act, 1961

7th AY 1961-62

Decided by *[Signature]*

1. Name of the Assessee	2. Address	3. Nature of the Business	4. Period for which the return is filed	5. Date of filing	6. Collector's Seal
...

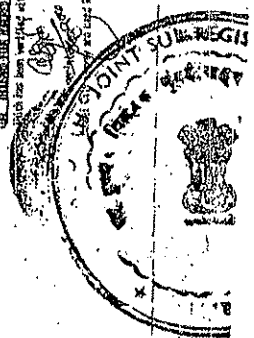
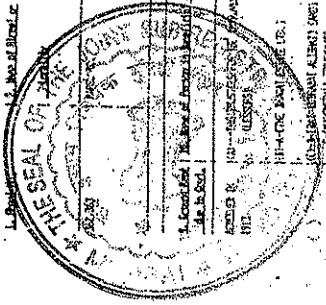
11. Particulars of the Income Tax

12. Resolution of the Tribunal

13. Statement of the Assessee

14. Statement of the Officer

15. Statement of the Tribunal



It is certified that this is a true copy of the original as filed with the Officer in charge of the office of the Joint Public Registrar, Mumbai.

32 33 34 35
36 37 38 39
40 41 42 43



Seal of the Joint Public Registrar, Mumbai
Date of registration
The Registrar, Mumbai
Date of issue of this certificate
Signature of the Registrar

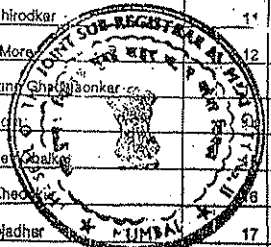
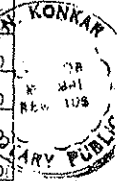
2008-9
 6372 997
 2000

bounded on the East: by the property of Kasamaji Jairajbhoy, on the South by the land comprised in Case No.144 of the said scheme leased to Paramanand Jadhavji Mody, on the West by Parel Road aforesaid and on the North by land comprised in Case No.112, of the said scheme leased to Shivram Gopal Valdyia.

THE SECOND SCHEDULE ABOVE REFERRED TO:

List of Tenants / Occupant

Sr. No.	Name of Tenants / Occupant	Existing Premise No.	Floor	Bldg. No.	Monthly Rent (In Rs.)
1	Shri. Eknath Keshav Gelande	1	Grd. Flr.	81	435.00
2	Shri. Vitthal Tukaram Rajvade	1A	Grd. Flr.	81	353.00
3	Shri. Khawat Hussain Aagar Hussain - Asharaf	2	Grd. Flr.	81	332.00
4	Shri. Sunil Chandrakant Parab	3	Grd. Flr.	85	188.00
5	Shri. Ballram Damuste	4	Grd. Flr.	85	350.00
6	Shri. Rajaram Bhanu Anagwalkar	5	Grd. Flr.	85	222.00
7	Shri. Ramnikbhai Mujibhai Goyal	6A	Grd. Flr.	85	331.00
8	Shri. Mulchand Barsell Gupta	8	Grd. Flr.	85	491.00
9	Shri. Nandkumar Yashwant More	7	Grd. Flr.	85	45.00
10	Shri. Shyam Vasudev Tanawade	8	Grd. Flr.	85	45.00
11	Smt. Kasirajal Keshav Chaiko	9	Grd. Flr.	85	40.00
12	Shri. Bhalchandra Kashinath Mhatre	10	Grd. Flr.	85	41.00
13	Smt. Malli Sanibhai Shirodkar	11	Grd. Flr.	85	40.00
14	Shri. Suchir Jaysingh More	12	Grd. Flr.	85	40.00
15	Shri. Narsyan Pandurany Shripal Konkar		Grd. Flr.	85	45.00
16	Shri. Sunil Manohar More		Grd. Flr.	85	45.00
17	Shri. Suryakant Mahadev Chalkar		Grd. Flr.	85	63.00
18	Shri. Vinsyak Jaypal Khedekar	16	Grd. Flr.	81	67.00
19	Shri. Jannaprased Gofadher	17	Grd. Flr.	83	46.00
20	Shri. Ganpal Vishnu Panchal	18	1st Flr.	81	41.00
21	Smt. Shubhangi Bhikaji Masurkar	19	1st Flr.	81	41.00
22	Shri. Gopal Gunaji Panchal	20	1st Flr.	81	41.00
23	Smt. Rasika Ramesh Sawani	21	1st Flr.	81	38.00



AR 1/5/11
 12/2/11
 24

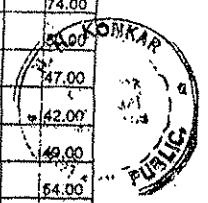
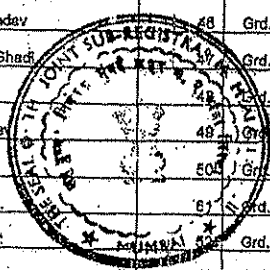
(13)

208 / 60
 2000

2008-9
 9893E 50 RE
 2000

अंक-२
 ७०४८ ११६
 २००८

24	Smt. Rukmini Relaram Indulker	22	1st Flr.	81	39.00
25	Smt. Vijaya Raghu Surve	23	1st Flr.	81	64.00
26	Smt. Prachi Suresh Sawant	24	1st Flr.	81	41.00
27	Shri. Murlidhar Raghunath Ghadgaonkar	25	1st Flr.	81	41.00
28	Shri. Jenerdhan Keshiram Fadval	26	1st Flr.	81	37.00
29	Shri. Beubhai Revabhai Prajapati	27	Grd. Flr.	83	57.00
30	Shri. Amarbhadur Singh Chandramansingh	28	Grd. Flr.	83	37.00
31	Shri. Udaybhansingh Tikedarasingh	29	Grd. Flr.	83	42.00
32	Shri. Shridhar Appa Malke	30	Grd. Flr.	83	39.00
33	Smt. Yamunabai Sebal Wagmare	31	Grd. Flr.	83	41.00
34	Shri. Sambhajji Bhatu Pawar	32	Grd. Flr.	83	39.00
35	Shri. Gopal Gungaji Kadam	33	Grd. Flr.	83	38.00
36	Shri. Suresh Gopal Walani	34	Grd. Flr.	83	41.00
37	Smt. Sulakhana Dattaram Kadam	35	Grd. Flr.	83	44.00
38	Shri. Ramesh Gopal Kadam	36	Grd. Flr.	83	47.00
39	Shri. Gangaram Hari Khetale	37	Grd. Flr.	83	39.00
40	Smt. Mandakini Ravindra Yadav	38	Grd. Flr.	83	43.00
41	Smt. Deepali Dattaram Shinde	39	Grd. Flr.	83	41.00
42	Shri. Sunil Chandrakant Parab	40	Grd. Flr.	83	45.00
43	Shri. Milind Amarbhadur Singh	41	Grd. Flr.	83	37.00
44	Shri. Mangalbai Revabhai Prajapati	42	Grd. Flr.	83	37.00
45	Shri. Suchakar Aaba Desai	43	Grd. Flr.	83	74.00
46	Shri. Manish Balkrishna Parab	44	Grd. Flr.	83	39.00
47	Smt. Minakshi Mahesh Ghadgaonkar	45	Grd. Flr.	83	47.00
48	Shri. Tukaram Balkrishna Pandav	46	Grd. Flr.	83	42.00
49	Shri. Ramchandra Sadashty Ghadgaonkar	47	Grd. Flr.	83	49.00
50	Shri. Adant Krishna Ghag	48	Grd. Flr.	83	64.00
51	Shri. Mohan Vishwanath Yade	49	Grd. Flr.	83	48.00
52	Smt. Kunda Mukund Desai	50	Grd. Flr.	83	44.00
53	Smt. Shashikala Bhikaji Dalvi	51	Grd. Flr.	83	39.00
54	Shri. Ganesh Shanker Sawant	52	Grd. Flr.	83	39.00
55	Shri. Vinayak Arjun Shirvankar	53	Grd. Flr.	83	39.00
56	Shri. Chandrakant Yashwant Nacker	54	Grd. Flr.	83	39.00
57	Smt. Suchita Govind Manker	55	Grd. Flr.	83	82.00
58	Smt. Vandana Madhukar Kadam	56	Grd. Flr.	83	45.00



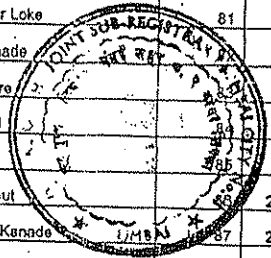
AP. 24 - 2
 9893E 84 8E

(14)

202 / 109
 2006

375-2
 1382 990
 2006

59	Smt. Dipal Laxman Sonar	57	Grd. Flr.	83	78.00
60	Smt. Laxmi Murari Sawant	58	1st Flr.	83	42.00
61	Shri. Kashiram Shankar Lakshmi	59	1st Flr.	83	40.00
62	Shri. Arun Sakheram Nimbalkar	60	1st Flr.	83	42.00
63	Shri. Shankar Ghanshyam Loke	61	1st Flr.	83	64.00
64	Shri. Rajendra Krishna Bhagat	62	1st Flr.	83	40.00
65	Shri. Devram Shivaaji Bhujbal	63	1st Flr.	83	41.00
66	Shri. Sachin Vasant Norvekar	64	1st Flr.	83	42.00
67	Shri. Vijay Sabaji Ghadigaonkar	65	1st Flr.	83	40.00
68	Smt. Ranjana Arun Mendlik	66	1st Flr.	83	50.00
69	Smt. Pratibha Prakash Pawar	67	1st Flr.	83	40.00
70	Shri. Bhimaji Shivaaji Bhujbal	68	1st Flr.	83	41.00
71	Shri. Pandurang Rajaram Parab	69	1st Flr.	83	40.00
72	Shri. Rajendra Dattaram Ghadigaonkar	70	1st Flr.	83	40.00
73	Shri. Arun Sakheram Nimbalkar	71	1st Flr.	83	40.00
74	Smt. Subha Kashinath Lakshmi	72	1st Flr.	83	43.00
75	Shri. Murari Vaman Sawant	73	1st Flr.	83	40.00
76	Smt. Shubhangi Subhash Kedam	74	1st Flr.	83	39.00
77	Shri. Sabaji Shivram Waghmare	75	1st Flr.	83	43.00
78	Shri. Ramesh Baban Thorat	76	1st Flr.	83	40.00
79	Shri. Sameer Damodar Chavan	77	1st Flr.	83	41.00
80	Shri. Satish Arjun More	78	1st Flr.	83	34.00
81	Shri. Harishchandra Shankar Tembalker	79	1st Flr.	83	40.00
82	Shri. Ankush Ramchandra Suryavanshi	80	1st Flr.	83	60.00
83	Shri. Ghanshyam Shankar Loke	81	1st Flr.	83	42.00
84	Shri. Ramesh Klean Dabhade	82	1st Flr.	83	39.00
85	Smt. Shradha Satish More	83	1st Flr.	83	34.00
86	Smt. Mohana Suresh Patil	84	1st Flr.	83	40.00
87	Shri. Vaman Vitthal Bane	85	1st Flr.	83	40.00
88	Smt. Kalawati Narayan Raut	86	2nd Flr.	83	42.00
89	Shri. Ramesh Bhalchandra Kanade	87	2nd Flr.	83	41.00
90	Shri. Tukaram Shrikant Bhogle	88	2nd Flr.	83	38.00
91	Shri. Karpesh Narayan Bhoale	89	2nd Flr.	83	38.00
92	Smt. Savitri Krishnaraj Sawant	90	2nd Flr.	83	40.00
93	Shri. Eknath Gopal Navar	91	2nd Flr.	83	40.00



AP. 1/4
 12/12/06

11

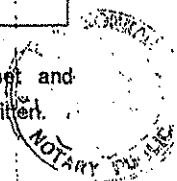
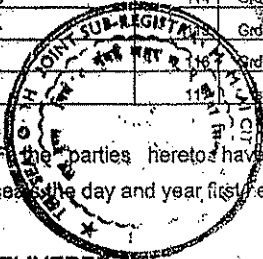
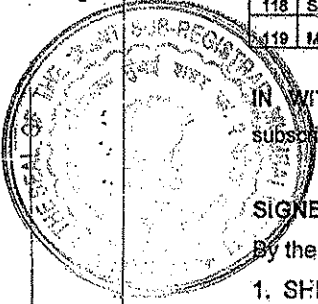
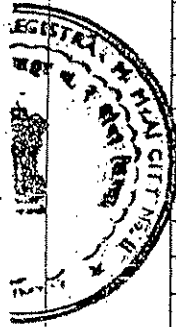
(15)

102/02
 2006

102/02 - 2
 102/02 102/02
 2006

सं. २
७३४८ ११८
२००८

94	Smt. Laxmi Laxman Mekkana	92	2nd Flr.	83	56.00
95	Shri. Dattaram Bhuva Kambli	93	2nd Flr.	83	41.00
96	Smt. Sharada Pradip Haryan	94	2nd Flr.	83	48.00
97	Shri. Balasaheb Dattu Dhokare	95	2nd Flr.	83	61.00
98	Shri. Prakash Gopal Bobhate	96	2nd Flr.	83	52.00
99	Shri. Krishnaraj Vasudeo Sawant	97	2nd Flr.	83	49.00
100	Smt. Bhagirathi Babaji Bhosle	98	2nd Flr.	83	41.00
101	Shri. Deepak Shrikant Bhogle	99	2nd Flr.	83	45.00
102	Smt. Nilakshi Sharad Gujar	100	2nd Flr.	83	51.00
103	Smt. Anusaya Bhagwan Hunari	101	2nd Flr.	83	60.00
104	Shri. Baban Shriram Warik	102	2nd Flr.	83	47.00
105	Smt. Vandana Suresh Chavan	103	2nd Flr.	83	42.00
106	Smt. Parvati Shankar Kamthe	104	2nd Flr.	83	41.00
107	Shri. Arjun Atmaram Nar	105	2nd Flr.	83	41.00
108	Smt. Sarawati Ganpat Kadam	106	2nd Flr.	83	41.00
109	Shri. Sanjay Vasudeo Tawde	107	2nd Flr.	83	41.00
110	Shri. Sunil Raghunath Mane	108	2nd Flr.	83	41.00
111	Smt. Shalini Sureshchandra Mane	109	2nd Flr.	83	41.00
112	Shri. Shankar Hari Labde	110	2nd Flr.	83	41.00
113	Smt. Madha Mahesh Labde	111	2nd Flr.	83	41.00
114	Shri. Baliram Bapu Parab	112	2nd Flr.	83	41.00
115	Smt. Parnvati Mohadev Tanawde	113	2nd Flr.	83	41.00
113	Smt. Laxmi Parshuram Parave	114	Grd. Flr.	85	52.00
117	Shri. Dilip Balkrishna Bhalekar	116	Grd. Flr.	85	41.00
118	Social Service League	117	2nd Flr.	85	41.00
119	Municipal School	118	1st Flr.	85	41.00



IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their hands and seals on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the withinnamed Party of the First Part

1. SHRI SAIFUDDIN FAZLEHUSSAIN
2. SHRI ABBASBHAI FAZLEHUSSAIN
3. SMT. SAKINABAI KADARBHAI BERAHIMJI

Saifuddin Fazle Hussain
Abbas Bhai Saifuddin Hussain
Sakinabi Sier

सं. २
१०१३९ ९० ९९

(16)

सं. २
२०९/१०३
२००८

७३८२-२	
७३८२	२५
००८	

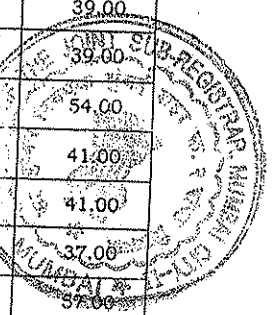
THE SECOND SCHEDULE ABOVE REFERRED TO

List of Tenants / Occupants

Sr. No.	Name of Tenants / Occupant	Existing Premise No.	Floor	Bldg. No.	Monthly Rent (In Rs.)
1	Shri. Eknath Keshav Galande	1	Grd. Flr.	81	435.00
2	Shri. Vitthal Tukaram Rajivade	1A	Grd. Flr.	81	353.00
3	Shri. Khawat Hussain Asgar Hussain - Asharaf	2	Grd. Flr.	81	338.00
4	Shri. Sunil Chandrakant Parab	3	Grd. Flr.	85	188.00
5	Shri. Baliram Damuste	4	Grd. Flr.	85	350.00
6	Shri. Rajaram Bhanu Angwalkar	5	Grd. Flr.	85	222.00
7	Shri. Ramnikbhai Muljibhai Goyal	5A	Grd. Flr.	85	330.00
8	Shri. Mulchand Barsati Gupta	6	Grd. Flr.	85	430.00
9	Shri. Nandkumar Yashwant More	7	Grd. Flr.	85	45.00
10	Shri. Sham Vasudeo Tanavade	8	Grd. Flr.	85	45.00
11	Smt. Kashibai Keshav Chalke	9	Grd. Flr.	85	40.00
12	Shri. Bhalchandra Kashinath Mhatre	10	Grd. Flr.	85	57.00
13	Smt. Malti Sambhaji Shirodkar	11	Grd. Flr.	85	40.00
14	Shri. Sudhir Jaysingh More	12	Grd. Flr.	85	40.00
15	Shri. Narayan Pandurang Ghadigaonkar	13	Grd. Flr.	85	45.00
16	Shri. Sunil Manohar More	14	Grd. Flr.	35	45.00
17	Shri. Suryakant Mahadev Chalke	15	Grd. Flr.	35	63.00
18	Shri. Vinayak Jaypal Khedekar	16	Grd. Flr.	81	67.00
19	Shri. Jamnprasad Gojadhari	17	Grd. Flr.	83	46.00
20	Shri. Ganpat Vishnu Panchal	18	1st Flr.	81	41.00
21	Smt. Shubhangi Bhikaji Masurkar	19	1st Flr.	81	41.00
22	Shri. Gopal Gunaji Panchal	20	1st Flr.	81	44.00
23	Smt. Rasika Ramesh Sawant	21	1st Flr.	81	39.00
24	Smt. Rukmini Rajaram Indulkar	22	1st Flr.	81	39.00
25	Smt. Vijaya Ragho Surve	23	1st Flr.	81	54.00
26	Smt. Prachi Suresh Sawant	24	1st Flr.	81	41.00
27	Shri. Murlidhar Raghunath Ghadigaonkar	25	1st Flr.	81	41.00
28	Shri. Janardhan Kashiram Padval	26	1st Flr.	81	37.00
29	Shri. Babubhai Revabhai Prajapati	27	Grd. Flr.	83	37.00

(25)

७३८२-२	
७३८२	२५
००८	



बवई-१

७३७ २६

Sr. No.	Name of Tenants / Occupant	Existing Premise No.	Floor	Bldg. No.	Monthly Rent (In Rs.)
30	Shri. Amarbahadursingh Chandramansingh	28	Grd. Flr.	83	37.00
31	Shri. Udaybhansingh Tilakdharisingh	29	Grd. Flr.	83	42.00
32	Shri. Shridhar Appa Malkar	30	Grd. Flr.	83	39.00
33	Smt. Yamunabai Sabaji Wagramare	31	Grd. Flr.	83	41.00
34	Shri. Sambhaji Bhau Pawar	32	Grd. Flr.	83	39.00
35	Shri. Gopal Gunaji Kadam	33	Grd. Flr.	83	48.00
36	Shri. Suresh Gopal Wahanj	34	Grd. Flr.	83	41.00
37	Smt. Sulakshana Dattaram Kadam	35	Grd. Flr.	83	41.00
38	Shri. Ramesh Gopal Kadam	36	Grd. Flr.	83	47.00
39	Shri. Gangaram Hari Khetale	37	Grd. Flr.	83	39.00
40	Smt. Mandakini Ravindra Yadav	38	Grd. Flr.	83	43.00
41	Smt. Deepali Dattaram Shinde	39	Grd. Flr.	83	41.00
42	Shri. Sunil Chandrakant Parab	40	Grd. Flr.	83	45.00
43	Shri. Milind Amarbahadur Singh	41	Grd. Flr.	83	37.00
44	Shri. Mangaibhai Revabhai Prajapati	42	Grd. Flr.	83	57.00
45	Shri. Sudhakar Aaba Desai	43	Grd. Flr.	83	74.00
46	Shri. Manish Balkrishna Parab	44	Grd. Flr.	83	50.00
47	Smt. Minakshi Mahesh Ghadigaonkar	45	Grd. Flr.	83	47.00
48	Shri. Tukaram Balkrishna Pandav	46	Grd. Flr.	83	42.00
49	Shri. Ramchandra Sadashiv Ghadi	47	Grd. Flr.	83	49.00
50	Shri. Anant Krishna Ghag	48	Grd. Flr.	83	54.00
51	Shri. Mohan Vishwanath Yadav	49	Grd. Flr.	83	48.00
52	Smt. Kunda Mukund Desai	50	Grd. Flr.	83	44.00
53	Smt. Shashikala Binkaji Dalvi	51	Grd. Flr.	83	39.00
54	Shri. Ganesh Shankar Sawant	52	Grd. Flr.	83	39.00
55	Shri. Vinayak Arjun Shirvandar	53	Grd. Flr.	83	39.00
56	Shri. Chandrakant Yashwant Nadkar	54	Grd. Flr.	83	39.00
57	Smt. Suchita Govind Mankar	55	Grd. Flr.	83	82.00
58	Smt. Vandana Madhukar Kadam	56	Grd. Flr.	83	45.00
59	Smt. Dipti Laxman Sonar	57	Grd. Flr.	83	79.00
60	Smt. Laxmi Murari Sawant	58	1st Flr.	83	42.00

११९३६ १२ २६

31. 02. 2011
K.A.

पत्र-२
७०३६-२०

Sr. No.	Name of Tenants / Occupant	Existing Premise No.	Floor	Bldg No.	Monthly Rent (In Rs.)
61	Shri. Kashiram Shankar Lakeshri	59	1st Flr.	83	40.00
62	Shri. Arun Sakharam Nimbalkar	60	1st Flr.	83	42.00
63	Shri. Shankar Ghanshyam Loke	61	1st Flr.	83	64.00
64	Shri. Rajendra Krishna Bhagat	62	1st Flr.	83	40.00
65	Shri. Devram Shivaji Bhujbal	63	1st Flr.	33	41.00
66	Shri. Sachin Vasant Narvekar	64	1st Flr.	83	42.00
67	Shri. Vijay Sabaji Ghadigaonkar	65	1st Flr.	83	40.00
68	Smt. Ranjana Arun Mandlik	66	1st Flr.	83	50.00
69	Smt. Pratibha Prakash Pawar	67	1st Flr.	83	40.00
70	Shri. Bhimaji Shivaji Bhujbal	68	1st Flr.	83	41.00
71	Shri. Pandurang Rajaram Parab	69	1st Flr.	83	40.00
72	Shri. Rajendra Dattaram Ghadigaonkar	70	1st Flr.	83	40.00
73	Shri. Arun Sakharam Nimbalkar	71	1st Flr.	83	40.00
74	Smt. Sulbha Kashiram Lakeshri.	72	1st Flr.	83	43.00
75	Shri. Murari Waman Sawant	73	1st Flr.	83	40.00
76	Smt. Shubhangi Subhash Kadam	74	1st Flr.	83	94.00
77	Shri. Sabaji Shivram Waghmare	75	1st Flr.	83	63.00
78	Shri. Ramesh Baban Thorat	76	1st Flr.	83	40.00
79	Shri. Sameer Damodar Chavan	77	1st Flr.	83	51.00
80	Shri. Satish Arjun More	78	1st Flr.	83	34.00
81	Shri. Harishchandra Shankar Tembalkar	79	1st Flr.	83	39.00
82	Shri. Ankush Ramchandra Suryavanshi.	80	1st Flr.	83	60.00
83	Smt. Shobha Ghanshyam Loke	81	1st Flr.	83	42.00
84	Shri. Ramdas Kisan Dabhade	82	1st Flr.	83	39.00
85	Smt. Shraddha Satish More	83	1st Flr.	83	34.00
86	Smt. Mohana Suresh Patil	84	1st Flr.	83	40.00
87	Shri. Vaman Vitthal Bane	85	1st Flr.	83	40.00
88	Smt. Kalawati Narayan Raut	86	2nd Flr.	83	42.00
89	Shri. Rajesh Bhalchandra Kanade	87	2nd Flr.	83	41.00
90	Shri. Tukaram Shrikant Bhogle	88	2nd Flr.	83	35.00
91	Shri. Kalpesh Narayan Bhosle	89	2nd Flr.	83	95.00

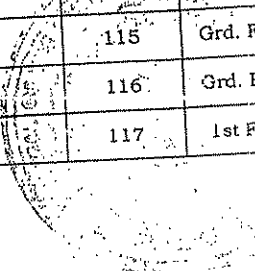
(27)

पत्र-२
७०३६-२०
२०२०

बंजई-१

२००८

Sr. No.	Name of Tenants / Occupant	Existing Premise No.	Floor	Bldg. No.	Monthly Rent (In Rs.)
92	Smt. Savli Krishnaraj Sawant.	90	2nd Flr.	83	61.00
93	Shri. Eknath Gopal Nawar	91	2nd Flr.	83	50.00
94	Smt. Laxmi Laxman Makwana	92	2nd Flr.	83	56.00
95	Shri. Dattaram Bhiva Kambli	93	2nd Flr.	83	41.00
96	Smt. Sharada Pradip Haryan	94	2nd Flr.	83	48.00
97	Shri. Balasaheb Dattu Dhokare	95	2nd Flr.	83	61.00
98	Smt. Sitabai Gopal Bobhate	96	2nd Flr.	83	52.00
99	Shri. Krishnaraj Vasudeo Sawant	97	2nd Flr.	83	49.00
100	Smt. Bhagirathi Babaji Bhosle	98	2nd Flr.	83	41.00
101	Shri. Deepak Shrikant Bhogle	99	2nd Flr.	83	35.00
102	Smt. Nilakshi Sharad Gujar	100	2nd Flr.	83	51.00
103	Smt. Anusaya Bhagwan Hunari	101	2nd Flr.	83	50.00
104	Shri. Baban Shivram Warik	102	2nd Flr.	83	67.00
105	Smt. Vandana Suresh Chavan	103	2nd Flr.	83	82.00
106	Smt. Parvati Shankar Kamthe	104	2nd Flr.	83	41.00
107	Shri. Arjun Atmaram Nar	105	2nd Flr.	83	41.00
108	Smt. Sarwati Ganpat Kadam	106	2nd Flr.	83	41.00
109	Shri. Sanjay Vasudeo Tawde.	107	2nd Flr.	83	41.00
110	Shri. Sunil Raghunath Mane	108	2nd Flr.	83	41.00
111	Smt. Shalini Sureshchandra Mane	109	2nd Flr.	83	41.00
112	Smt. Medha Mahesh Labde	110	2nd Flr.	83	41.00
113	Shri. Shankar Hari Labde	111	2nd Flr.	83	41.00
114	Shri. Daliram Bapu Parab	112	2nd Flr.	83	41.00
115	Smt. Parvati Mahadeo Tanavde	113	2nd Flr.	83	41.00
116	Smt. Laxmi Parshuram Parave	114	Grd. Flr.	85	52.00
117	Shri. Dilip Balkrishna Bhalekar	115	Grd. Flr.	81	
118	Social Service League	116	Grd. Flr.	81	339.00
119	Municipal School	117	1st Flr.	85	



98932 09 02

31. 2. 11/11



सत्यमेव जयते

प्ररूप 16

(अधिनियम की धारा 12(1)(ब) देखें)
निगमन प्रमाण पत्र

एनएलपी पहचान संख्या: AAA-7413

2011

मैं, यह प्रमाणित करता हूँ कि सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 12(1) के अंतर्गत आज

SHREE NAMINATH LIFESPACE LLP

को निगमित किया गया है।

मेरे हस्ताक्षर से आज 26th day of December, Two Thousand Eleven को दिया गया।

Form 16

[Refer Section 12(1) (b) of the Act]

Certificate of Incorporation

LLP Identity Number : AAA-7413

2011

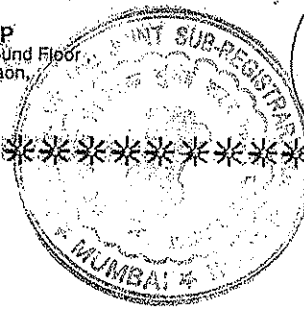
I hereby certify that **SHREE NAMINATH LIFESPACE LLP** is incorporated, pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Delhi this 26th day of December, Two Thousand Eleven.

B. Srikumar

(B. Srikumar)
Asst. Registrar

Address:-
SHREE NAMINATH LIFESPACE LLP
Harbour Crest Building, Office No.29/30, Ground Floor,
14, Tulsiwadi, Near Sales Tax Office, Mazgaon,
Mumbai, Mumbai
Maharashtra-400010



रजिस्ट्रार - २	
१०१३६	७२ ६६
२०१०	

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 SHREE NAMINATH RUPESPACE LLP
 25/12/2011
 Permanent Account Number
 AACBSS420

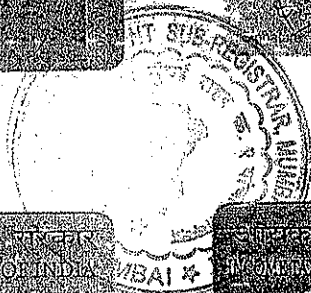
आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 BALWA SMAIL ABDULKABIM
 ABDULKABIM EBRAHIM BALWA
 13/05/1962
 Permanent Account Number
 AAABE75701

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 BHANDESHIM KATTA SHAI
 HIMMATJI POONAMCHAND SHAI
 17/04/1988
 AAENR437E

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 BALWA REALTY INFRASTRUCTURE
 PRIVATE LIMITED
 11/09/1986
 AAACB2165L

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 JHENDRA AMRATALAL THAPIA
 AMRATALAL DEVSHIBHADRA
 20/01/1966
 Permanent Account Number
 AAATN3780

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 SURESHDHANRAJAN
 DHANRAJCHUNILALJANAN
 07/11/1966
 ABAPL2207R



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 BHIVIRI SANKALCHAND SANGHVI
 SANKALCHAND CHUNILALJAIN
 21/03/1966
 AAAGS063UN

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 BHIVIRI SANGHVI
 BHIVIRI SANKALCHAND SANGHVI
 12/01/1969
 Permanent Account Number
 DEZPS 881A

कबई - २
 १०९३६ ७३ ८६
 २०२७

389/10718

पावती

Original/Duplicate

Friday, September 22, 2017

नोंदणी क्र. :39म

3:27 PM

Regn.:39M

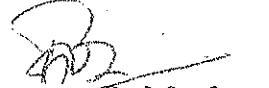
पावती क्र.: 11604 दिनांक: 22/09/2017

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-6-10718-2017
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मेसर्स. बालवाम रियलिटी अँड इंफ्रास्ट्रक्चर प्राईवेट लीमिटेड चे संचालक इम्माइल अब्दुल करीम वालवा

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 320.00
पृष्ठांची संख्या: 16

एकूण: रु. 420.00

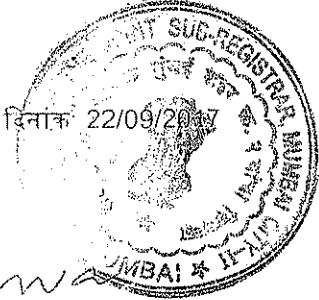
आपणास मूळ दस्त ,यंत्रनेल प्रिंट,सूची-२ अंदाजे
3:17 PM ह्या वेळेस मिळेल.



सह.इ.नि.बोरीवली 6

बाजार मूल्य: रु.1/-
मोवदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

डॉ. रमेश निंबडकर, बोरीवली 6
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005587146201718E दिनांक 22/09/2017
बँकेचे नाव व पत्ता.
2) देयकाचा प्रकार: By Cash रक्कम: रु 320/-

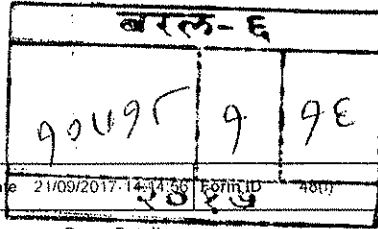




REGISTERED ORIGINAL DOCUMENTS
DELIVERED 22 SEP 2017

जमाई - २		
१०९३६	६०	६६
२०२०		

CHALLAN
MTR Form Number-6

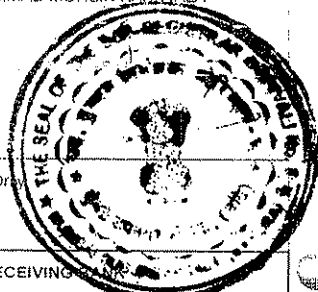


GRN	MH00550714E201718E	BARCODE		Date	21/09/2017-14:14:56	Form ID	4807
-----	--------------------	---------	--	------	---------------------	---------	------

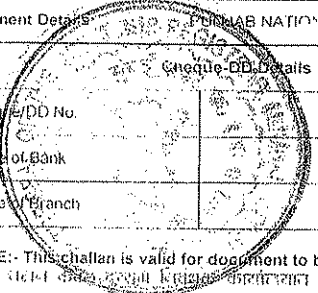
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No. (If Applicable)	
		Full Name	BALWAS REALTY AND INFRASTRUCTURE PVT LTD

Location	MUMBAI	Flat/Block No.	
Year	2017-2018 One Time	Premises/Building	
Account Head Details		Road/Street	
0030045501	Stamp Duty	500.00	
0030063301	Registration Fee	100.00	
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 1 0 4

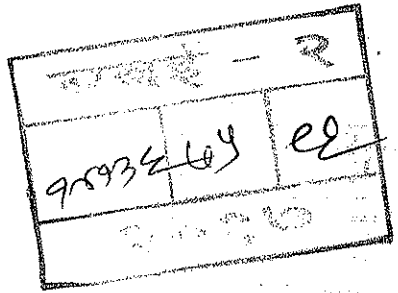
Remarks (If Any)	
SecondaryPartyName=OVAISH MOHAMMAD MOHSIN KADIWALA-	
Amount In	Six Hundred Rupees Only
Total	600.00
Words	



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING	
Cheque/DD No.		Bank CIN	Ref. No
Name of Bank		Bank Date	RBI Date
Name of Branch		Bank Branch	Scroll No. Date



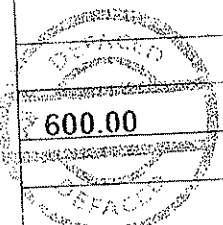
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. Not Available



बर्ल- 6
 90095 2 9E
 2019

CHALLAN
 MTR Form Number-6

GRN	MH005587146201718E	BARCODE	Date 21/09/2017-14:14:56		Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	PAN No.(If Applicable)			
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6		Full Name	BALWAS REALTY AND INFRASTRUCTURE PVT LTD		
Location	MUMBAI		Flat/Block No.			
Year	2017-2018 One Time		Premises/Building			
Account Head Details	Amount In Rs.	Road/Street	Area/Locality			
0030045501 Stamp Duty	500.00		MUMBAI			
0030063301 Registration Fee	100.00		Town/City/District			
			PIN			
			4 0 0 1 0 4			
			Remarks (If Any)			
			Second Party Name=OVAISH MOHAMMAD MOHSIN KADITHANA			
			Amount In	Six Hundred Rupees Only		
			Words	600.00		
Total				600.00		
Payment Details	PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	100384	107712559
Cheque/DD Details			Bank Date	RBI Date	21/09/2017	Not Verified with RBI
Cheque/DD No.			Bank-Branch	PUNJAB NATIONAL BANK		
Name of Bank			Scroll No.	Date	22/09/2017	
Name of Branch					Mobile No. : Not Available	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 ही चालान केवल केवल विवरण उपरोक्त कार्यालय में ही दर्ज करने के लिए मान्य है। अन्यत्र के कार्यालयों में दर्ज नहीं किया जा सकता है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-319-10718	0003144628201718	22/09/2017 15:02:31	IGR195	100.00

बर्ल - 2
 90095 2 9E
 2019

GRN : MH005587146201718E Amount : 600.00

Bank : PUNJAB NATIONAL BANK Date : 21/09/2017-14:14:56

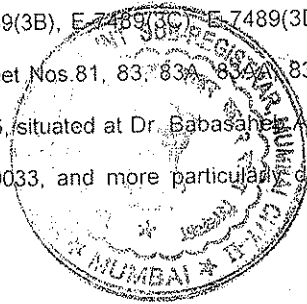
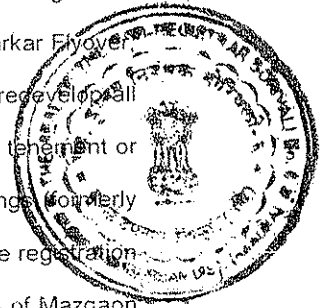
2	(IS)-389-10718	U003144628201716	22/09/2017-15:02:31	IGR195	500.00
Total Defacement Amount					600.00

बल-६		
१००११	३	१६
२०२७		

POWER OF ATTORNEY FOR SPECIFIC PURPOSE

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. ISMAIL ABDUL KARIM BALWA, of Mumbai, Indian Inhabitant, Director of M/s. BALWAS REALTY & INFRASTRUCTURE PVT LTD, residing at Flat No. 1202, Resiplex CHS. Ltd., Near Techniplex Complex, Off. S. V. Road, Goregaon (West), Mumbai - 400 104, pursuant to Board Resolution dated 8th September 2017, SEND GREETINGS:

WHEREAS M/s. Balwas Realty and Infrastructure Pvt. Ltd., having its registered address at 4th Floor, Techniplex-1, Techniplex Complex, Veer Savarkar Flyover, Goregaon West, Mumbai 400 062, as Developers are entitled to redevelop all that piece or parcel of land or ground together with the messuage, tenement or dwelling house standing thereon and known as Tambawaia Building (formerly known as Sorabji Mistry Buildings bearing Nos.81, 83 and 85) in the registration district and sub-district of Mumbai, Property bearing C.T.S. No.794 of Mazgaon Division, bearing Cess No./Municipal Ward No.E-7489, E-7489(3A), E-7489(3AA), E-7489(3AAA), E-7489(3B), E-7489(3C), E-7489(3D), E-7489(3E), E-7489(2A), E-7489(2B) and Street Nos.81, 83, 83A, 83AA, 83B, 83BB, 83C, 81E, 85, 85A and 85B and 582/85, situated at Dr. Babasaheb Ambedkar Road, Chinchpokali (East), Mumbai-400033, and more particularly described in the SCHEDULE hereunder written.



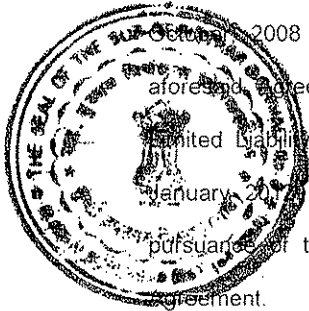
AND WHEREAS in pursuance of Agreement for Development dated 5th February 2007 and a Tripartite Agreement dated 26th October, 2007 executed by and

1

नवई - २		
१०१३६	७७	२६
२०२७		

बलवा-इ		
90095	5	9E

between owners/landlords therein, Balwas Realty & Infrastructure Pvt. Ltd. and Nutan Ganesh Cooperative Housing Society Limited (Proposed) formed by the Tenants registered under Sr. No. BBE-2-206-2008, various Agreements to provide Permanent Alternate Accommodations were executed by and between Balwas Realty & Infrastructure Pvt. Ltd. and the tenant members of the Nutan Ganesh Cooperative Housing Society Limited (Proposed) in the months of October, 2008 and December, 2009. Subsequent to the execution of the aforesaid Agreements to provide Permanent Alternate Accommodations, a Limited Liability Partnership, Shree Naminath Lifespace LLP was formed in January, 2017 for carrying out the further development of the property in pursuance of the aforesaid Agreement for Development and the Tripartite Agreement.



AND WHEREAS Supplementary Agreements are required to be executed by and between Balwas Realty & Infrastructure Pvt. Ltd., Shree Naminath Lifespace LLP and the individual Tenant members of Nutan Ganesh Cooperative Housing Society Limited (Proposed) for incorporating the amendments to the Agreements to provide Permanent Alternate Accommodations executed in October, 2008 and December, 2009 in view of subsequent changes in the provisions of relevant laws.

AND WHEREAS I, as the Director of M/s. Balwas Realty and Infrastructure Pvt. Ltd., duly authorised vide Board Resolution dated 8th September 2017 (hereto annexed as Annexure "A"), have signed and executed all the Supplementary Agreements to the existing Agreements for Providing Permanent Alternates Accommodation with the individual Tenant members of Nutan Ganesh Cooperative Housing Society Limited (Proposed). However, due to other business engagements, I am not able to remain present for the purpose of



बलवा-इ		
90095	6C	RE

registering the Supplementary Agreements to the existing Agreements for Providing Permanent Alternates Accommodation with the individual Tenant members of Nutan Ganesh Cooperative Housing Society Limited (Proposed) and

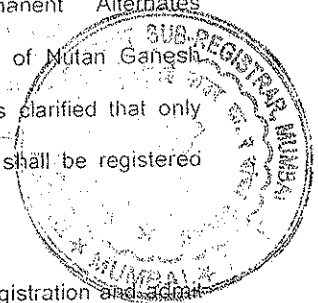
११११-६		
१००११	५	१६

therefore have resolved and intend to appoint some fit and proper persons to act on my behalf, in my name and in my favour, on behalf of M/s. Balwas Realty and Infrastructure Pvt. Ltd., in respect of being present for the registration of the aforesaid documents before the Sub - Registrar / Joint Sub-Registrar of Assurances on my behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, MR. ISMAIL ABDUL KARIM BALWA, Director of M/s. Balwas Realty and Infrastructure Pvt. Ltd. do hereby appoint, engage, authorize, employ, nominate, and constitute MR. OVAISH MOHAMMED MOHSIN KADIWALA, to be my true and lawful constituted attorney, to do all such acts, deeds, things, matters, in the following manner that is to say:



1. To remain present before the Sub-Registrar of Assurances or Joint Sub Registrar of Assurances, Mumbai District or Mumbai Suburban District, for the purpose of registration of all the executed Supplementary Agreements to the existing Agreements for Providing Permanent Alternates Accommodation with the individual Tenant members of Nutan Ganesh Cooperative Housing Society Limited (Proposed). It is clarified that only Supplementary Agreements already executed by me shall be registered under this Power.



2. I do hereby authorize my attorney to be present for registration and admit only those Supplementary Agreements executed by me in respect of the properties mentioned hereinabove.

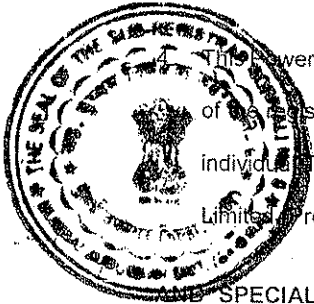
११११-२

१०१३६ ७६ ९९

१०१३०

१००९८		
३	E	१E
२०१०		

3. To lodge all the Supplementary Agreements as above for the purpose of registration and admission thereof executed by me before the Sub - Registrar of Assurance/Joint Sub - Registrar of Assurances in respect of the properties mentioned hereinabove.

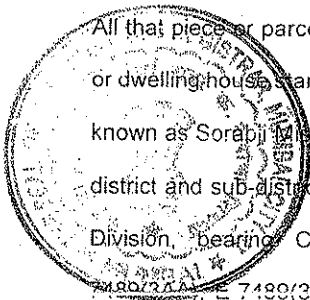


This Power of Attorney is restricted to the registration and allied requirements of registration of the Supplementary Agreements as stated above for all individual tenant members of Nutan Ganesh Cooperative Housing Society Limited (proposed) and shall not be used for any other purpose whatsoever.

AND SPECIALLY to do all such acts, deeds, thing, matters, as my said constituted Attorney shall deem fit, proper, necessary or expedient for the purpose of Registration only.

AND LASTLY, I, do hereby AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all such acts, deeds, things, matters stated hereinabove for the purpose of registration of document executed by me, as my said Constituted Attorney shall do or cause to be done by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO



All that piece or parcel of land or ground together with the messuage, tenement or dwelling house standing thereon and known as Tambawala Buildings (formerly known as Sorabji Mistry Buildings bearing Nos.81, 83 and 85) in the registration district and sub-district of Mumbai, Property bearing C.T.S. No.794 of Mazgaon Division, bearing Cess No./Municipal Ward No.E-7489, E-7489(3A), E-7489(3AA), E-7489(3AAA), E-7489(3D), E-7489(3C), E-7489(3D), E-7489(3E), E-7489(2A), E-7489(2B) and Street Nos.81, 83, 83A, 83AA, 83B, 83BB, 83C.

१००९८		
३	E	१E
२०१०		

[Handwritten signature]

बाल-६		
१००९८	०	१६
२०१७		

81E, 85, 85A and 85B and 582/85, and situated at Dr. Babasaheb Ambedkar Road, Chinchpokali (East), Mumbai-400033,

IN WITNESS WHEREOF the executant abovenamed, I MR. ISMAIL ABDUL KARIM BALWA, Director Of M/s Balwas Realty & Infrastructure Pvt. Ltd. have signed this Power of Attorney on the 22nd day of September, 2017 at MUMBAI.

SIGNED AND EXECUTED by the)
 withinnamed)
 MR. ISMAIL ABDUL KARIM BALWA,)
 Director, M/s. BALWAS REALTY &)
 INFRASTRUCTURE PVT. LTD.)

Ismail Balwa



I Accept the Power of Attorney

[Signature]

Mr. Ovaish Mohammed Mohsin Kadiwala



5

बालई - २	
१००९३६	६९
२०१७	

Ann "A"

BALWAS REALTY

Extracts of the Minutes of the Meeting of the Board of Directors of the Company held on 8th September, 2017, at 11.30 a.m. at the Registered Office of the Company.

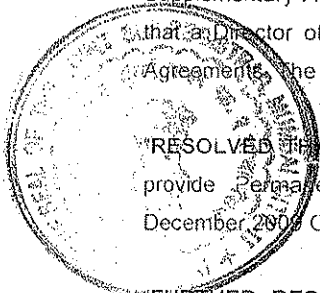
90095	C 9E
2019	

Execution of Supplementary Agreement between the Company, Shree Naminath Lifespace LLP and the Tenants :

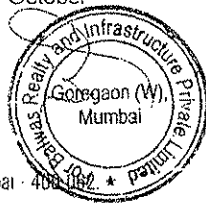
The Chairman informed the Board that in pursuance of the Agreement for Development dated 5th February 2007 and a tripartite Agreement dated 26th October, 2007 executed by and between owners/landlords therein, the Company and Nutan Ganesh Cooperative Housing Society Limited (Proposed) formed by the Tenants registered under Sr. No. BBE-2-206-2008, various Agreements to provide Permanent Alternate Accommodations were executed by and between the Company and the tenant members of the Nutan Ganesh Cooperative Housing Society Limited (Proposed) in the months of October 2008 and December 2009. The Chairman further informed the Board that subsequent to the execution of the aforesaid Agreements to provide Permanent Alternate Accommodations, a Limited Liability Partnership, Shree Naminath Lifespace LLP was formed in January 2012 for carrying out the further development of the property in pursuance of the aforesaid Agreement for Development and the tripartite Agreement. The Chairman further informed the Board that a Supplementary Agreement is required to be executed by and between the Company, the Shree Naminath Lifespace LLP and the individual Tenant members of Nutan Ganesh Cooperative Housing Society Limited (Proposed) for incorporating the amendments to the Agreements to provide Permanent Alternate Accommodations executed in October 2008 and December 2009 in view of subsequent changes in the provisions of relevant laws and re-negotiations between the parties thereto. After placing the Draft Supplementary Agreement before the Board, the Chairman further informed the Board that a Director of the Company is to be authorised for executing the supplementary Agreements. The Board considered the matter and it was resolved as under:

RESOLVED THAT the Draft of the Supplementary Agreement to the Agreements to provide Permanent Alternate Accommodations executed in October 2008 and December 2009 Company be and is hereby approved.

FURTHER RESOLVED THAT Mr. Ismail Abdul Karim Balwa, a Director of the Company be and is hereby authorised to execute the Supplementary Agreements to the Agreements to provide Permanent Alternate Accommodations executed in October



1993E	C 9E
Balwas Realty & Infrastructure Pvt. Ltd.	



Balwas Realty & Infrastructure Pvt. Ltd.
 CIN: U55101MH1986PTC040883
 Regd. Office: 4th Floor, Techniplex - 1, Techniplex Complex, Veer Savarkar Flyover, Goregaon (W), Mumbai - 400 062 * Pantry
 Phone : +91 22 4366 0000, Fax : +91 22 4366 0040, Email : info@balwagroup.com www.balwagroup.com

2008 and December 2009 and any other document relevant to the Supplementary Agreement on behalf of the Company.

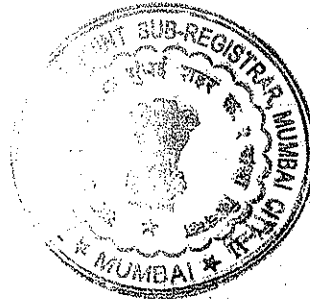
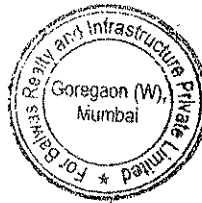
१०५-६		
१०५१	६	१६
२०१०		

"FURTHER RESOLVED THAT Mr. Ismail Abdul Karim Balwa, a Director of the Company be and is hereby authorised to appear before the Joint/Sub-Registrar of Assurances to lodge the aforesaid Supplementary Agreements so executed and any other related documents for registration and to admit execution thereof and to carry out and comply with all the requirements/formalities to have Supplementary Agreements so executed and any other document/s registered.

"FURTHER RESOLVED THAT Mr. Ismail Abdul Karim Balwa, a Director of the Company be and is hereby authorised to appoint an attorney on his behalf as he deems fit to appear before the Joint/Sub - Registrar of Assurances for the purposes of registration of the Supplementary Agreements so executed and to admit the execution thereof and and to carry out and comply with all the requirements/formalities to have Supplementary Agreements so executed and any other document/s registered."

Certified True Copy
for Balwas Realty & Infrastructure Pvt. Ltd.

Hussein A. K. Balwa
Director



१०५ - ६		
१०५३	६३	१२
२०१०		

बल-६		
१००१८	१०	१६
सरकार १७		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVT. OF INDIA

BALWAS REALTY INFRASTRUCTURE
PRIVATE LIMITED

11/09/1986

Permanent Account Number

AAACB2165L

26042008



बल - २	
१११३६	८६६
२०२७	

१२९-६		
१००१८	११	१६
२०१७		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALWA ISMAIL ABDULKARIM

ABDULKARIM EBPAHIM BALWA

18/05/1962
Permanent Account Number
AABPB7570M

Balwa
Signature



Balwa



१२९-२		
१०१३६	८५	६०
२०१७		

भारत-ई
 90095 92 9E
 २०२७



भारतीय विधान परिषद प्रकाशक

भारत सरकार

Unique Identification Authority of India
 Government of India

आयडिआ कार्ड / Enrollment No 1218717709/00190

2009-10, 2010-11, 2011-12, 2012-13
 B-0, Abid Hussain Building, B-0, 2/3
 Flat No. 100, Residency, 1st Floor
 Off. S.V. Road
 Techno Park Colony
 Goregaon West
 Mumbai
 Maharashtra-400074
 Tel: 022-26011111

Phone: 4711951, 9867113725



आपला आयडिआ क्रमांक / Your Aadhaar No. :

3639 3364 5438

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

नाम: अमल पारस दास
 Name: Amal Paras Das
 जन्म दिनांक / Year of Birth: 1952
 जन्म स्थान / State:



3639 3364 5438

आधार — सामान्य माणसाचा अधिकार

Amal Das

भारत-ई
 7093E C4 EE
 २०२७

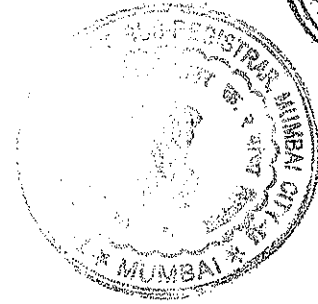
बल- ६		
१००१८	१३	१६
२०१७		

OVAISH MOHSIN KADIWALA
 MOHSIN IBRAHIM KADIWALA
 20/11/1973
 ACBPK7900N

GOVERNMENT OF INDIA
 DEPARTMENT OF POSTS
 SUBURBAN POST (MUMBAI)



[Handwritten signature]



बलई - २		
१०१३६	६०	०६
२०१७		

बॉरल्ल-६		
१००११	१४	१६
२०१३		

Wh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKBAR ALI ABBAS SOJAR

ABBAS RAHIM SOJAR

25/07/1991

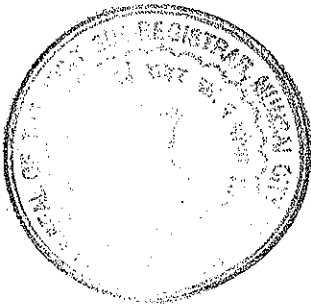
Permanent Account Number

CINCP8596K

Abbas
Signature



26012016



बॉरल्ल - २	
१००१३६	६६
२०१३	

Summary I (GoshwaraBhag-1)

389/10718
शुक्रवार, 22 सप्टेंबर 2017 3:28 म.नं.

दस्त गोंगवारा भाग-1

बरल-6
दस्त क्रमांक: 10718/2017

दस्त क्रमांक: बरल-6 /10718/2017

बाजार मूल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयान

अ. क्र. 10718 वर दि.22-09-2017

रोजी 2:57 म.नं. वा. हजर केला.

पावनी: 11604

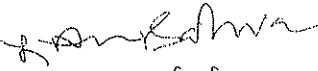
पावनी दिनांक: 22/09/2017

मादरकरणाचे नाव: येसर्स. बालबाम गिजिटी अँड
इफ्रान्द्रकनर प्राईवेट लीमीटेड चे संचालक इम्माडन अच्युत
करीम बालबा

मोडणी फी रु. 100.00

दस्त हानाळणी फी रु. 320.00

पृष्ठांची संख्या: 16


दस्त हजर करणाऱ्याची सही:

एकूण: 420.00

सह. दुय्यम निलंबक वीरवली डी. व.
मुंबई उपनगर जिल्हा

सह. दुय्यम निलंबक वीरवली डी. व.
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यागपत्र

मुद्रांक शुल्क: (48-ह) (अ) ने (ग) भेरीज@ दस्त गोपन्यात्री प्रकरणान

शिक्षा क्र. 1 22 / 09 / 2017 02 : 57 : 02 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 22 / 09 / 2017 02 : 57 : 35 PM ची वेळ: (फी)



बरल-6		
90095	94	9E
2017		

बळई - 2		
9003E	CE	EE
2017		



Summary-2(दस्त गोषवारा भाग - २)

22/09/2017 3 30:11 PM

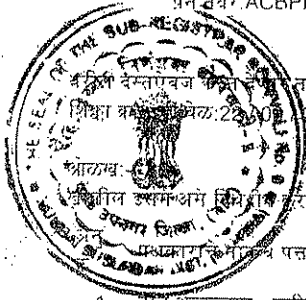
दस्त गोषवारा भाग-2

बरल-6
दस्त क्रमांक:10718/2017

दस्त क्रमांक :बरल-6/10718/2017

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

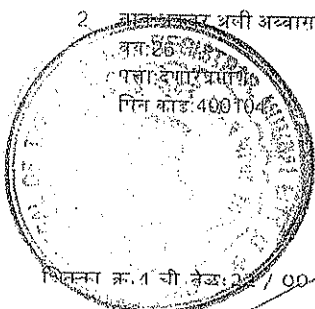
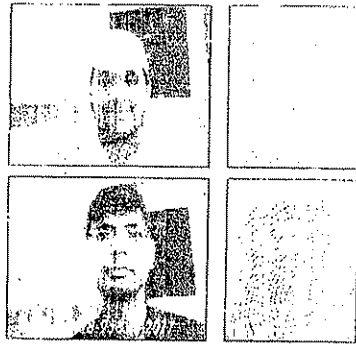
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा दगदा
1	नाम:वेगरी, वालवान रिचनिटी अँड इन्फ्रान्फ्रान् प्राईवेट लीमीटेड चे गंभालक: इम्माटल अट्टुल करीम वालवा पत्ता:प्लॉट नं: 1202, माळा नं: 12, इमारतीचे नाव: रेसीडेंस, ब्लॉक नं: गोरगाव वॅन्ड, रोड नं: ऑफ. पग. वी. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACB2165L	कुलमुखत्यार देणार वय :-55 ग्याधरी:-		
2	नाम:ओवेश मोहम्मद मोहमीन करीधाना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फरहत अपार्टमेंट, ब्लॉक नं: जोयेश्वरी वॅन्ड, रोड नं: वांदिवली हीम रोड, महाराष्ट्र, मुंबई. पॅन नंबर:ACBPK7900N	पॉवर ऑफ अटॉर्नी होल्डर वय :-44 ग्याधरी:-		



दस्ताचे प्रकार: कुलमुखत्यारपत्र चा दस्त पत्र करत दिल्याचे कबुल पत्र
दिनांक: 22/09/2017 02:58:35 PM

बरल-6
90095 9E 9E
2017
दस्ताचित्र

1. नाव:अब्दुल्लाह - करीधाना वय:25
पत्ता:फरहत अपार्टमेंट, जोयेश्वरी वॅन्ड, मुंबई पिन कोड:400102
ग्याधरी



2. नाव:अब्दुल्लाह अली अहमद गोजर - वय:26
पत्ता:दुय्यम प्रमाणिका पिन कोड:400104
ग्याधरी

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण १६ पाने आहेत

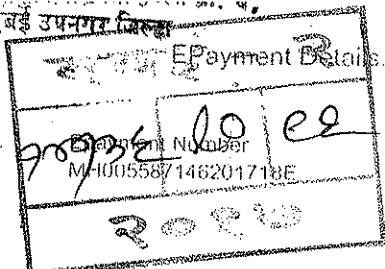
सह. दुय्यम निबंधक, बोरीवली क्र. ६ मुंबई उपनगर जिल्हा.

दिनांक क्र.4 ची वेळ: 22/09/2017 02:59:46 PM
दिनांक क्र.5 ची वेळ: 22/09/2017 02:59:57 PM नोंदणी पुस्तक 4 मध्ये

२०१७/१०७१/२०१७
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. 22 SEP 2017
दिनांक :

सह. दुय्यम निबंधक, बोरीवली क्र. ६, मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, बोरीवली क्र. ६, मुंबई उपनगर जिल्हा



Deplacement Number
0003144628201718

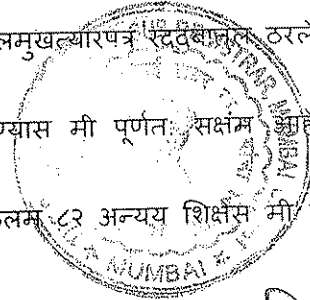
10718/2017


1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarib@gmail.com

घोषणापत्र

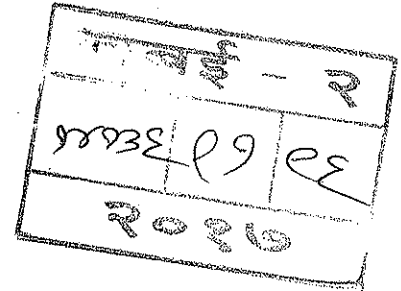
मी इस्माईल अब्दुल करीम बालवा संचालक म्हणून मेसर्स. बालवास रियलिटी अँड इन्फ्रास्ट्रक्चर प्राईवेट लीमीटेड घोषित करते की, दुय्यम निबंधक मुंबई १/२/३/४/५/६/७ यांचे कार्यालयात करारनामा या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ओवेश मोहम्मद मोहसीन कडीवाला यांनी दि. २२/०९/२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिर्षक मी पात्र राहिन याची मला जाणीव आहे.





कुलमुखत्यारपत्रधार्काच नाव
व सही

दिनांक : 11/11/2017

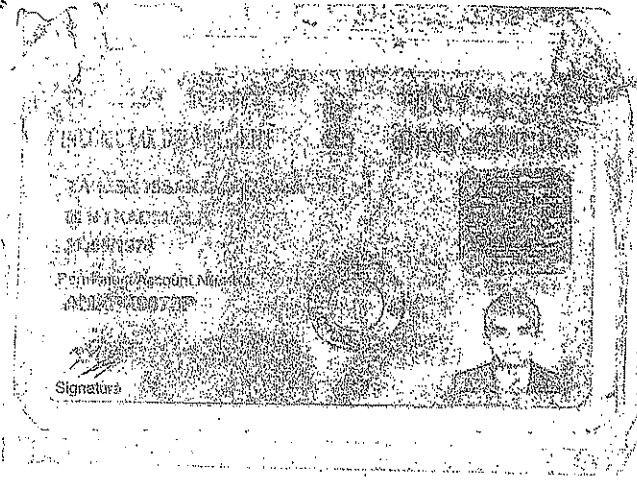


MOHSIN IBRAHIMI KADIWALA

20/11/1973

ACBPK7960N

COLOUR XEROX



INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20106371567 Valid Till: 12-04-2030 (NT) DOI: 13-04-2010
 CLD 16-05-2014
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LRV 13-04-2010
 MCWG 13-04-2010
 FORM 7 RULE 16 (2)
 Name: ABDUL AH KADIWALA
 S/D/W of MOHD MOHSIN KADIWALA
 Add: 70/1A-WING, FARNAT APT., SANDIVALI HE.D.R. JOGESHWARI (W), M.L. 401102
 DOB: 21-02-1973
 PIN: [Redacted]
 Signature & ID of Issuing Authority: MH02 2014395
 Signature/Thumb Impression of Holder

INCOME TAX DEPARTMENT **GOVT OF INDIA**
VIKAS KASHINATH VENGSARKAR
KASHINATH VENGSARKAR
 20/08/1976
 Permanent Account Number
AJSPY5765G
 Signature
 [Redacted]

अवधि - २
 ००३६ २२ ८८
 २०१०



CHALLAN
MTR Form Number-6

GRN	MH006709522201718E	BARCODE			Date	30/10/2017-18:02:28	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)					
			PAN No.(If Applicable)					
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name	BALWAS REALTY AND INFRASTRUCTURE PVT LTD				
Location	MUMBAI		Flat/Block No.	FLAT NO. 1201, 12TH FLOOR, SANGHVI				
Year	2017-2018 One Time		Premises/Building	ESTELLA				
Account Head Details		Amount in Rs.	Road/Street	NEAR VOLTAS BUILDING, DR. BABASAHEB AMBEDKAR ROAD				
0030045501 Stamp Duty		300.00	Area/Locality	MUMBAI				
0030063301 Registration Fee		100.00	Town/City/District					
			PIN	4 0 0 0 3 3				
			Remarks (If Any)	SecondPartyName=JAIRAJIDEVI AMARBAHADUR SINGH-				
			Amount In Words	Four Hundred Rupees Only				
Total		400.00						
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	0900617201710300822	111825933			
Cheque/DD No.		Bank Date	RBI Date	30/10/2017-18:02:28	Not Verified with RBI			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch		Scroll No. , Date	1, 31/10/2017					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
सदर चालन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

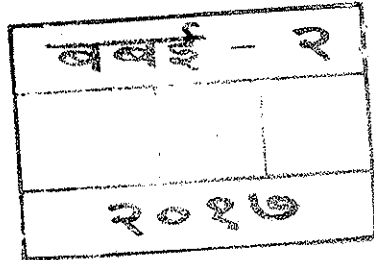
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
---------	---------	----------------	-----------------	--------	-------------------

GRN : MH006709522201718E Amount : 400.00

Bank : PUNJAB NATIONAL BANK Date : 30/10/2017-18:02:28

1	(IS)-319-14136	0003771823201718	01/11/2017-08:28:01	IGR183	100.00
2	(IS)-319-14136	0003771823201718	01/11/2017-08:28:01	IGR183	300.00
Total Defacement Amount					400.00



319/14136
बुधवार, 01 नोव्हेंबर 2017 8:35 म.पू.

दस्त गोपवारा भाग-1

बबइ2

दस्त क्रमांक: 14136/2017

दस्त क्रमांक: बबइ2 /14136/2017

बाजार मुल्य: रु. 4,440/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.300/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

अ. क्र. 14136 वर दि.01-11-2017

रोजी 8:21 म.पू. वा. हजर केला.

पावती:15906

पावती दिनांक: 01/11/2017

सादरकरणाराचे नाव: मेसर्स. बालवास रियलिटी अँड
इंफ्रास्ट्रक्चर प्राईवेट लीमीटेड चे संचालक इस्माइल अब्दुल
करीम बालवा तर्फे मुखत्यार ओवेश मोहम्मद मोहसीन
कडीवाला

नोंदणी फी

रु. 100.00


दस्त हाताळणी फी

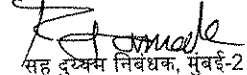
रु. 1920.00

पृष्ठांची संख्या: 96

दस्त हजर करणाऱ्याची सही:

एकूण: 2020.00


सह दुय्यम निबंधक, मुंबई-2


सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 01 / 11 / 2017 08 : 21 : 23 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 01 / 11 / 2017 08 : 22 : 09 AM ची वेळ: (फी)





01/11/2017 8 36:40 AM

दस्त गोषवारा भाग-2

बवई2

दस्त क्रमांक:14136/2017

दस्त क्रमांक :बवई2/14136/2017

दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स. बालबास रियलिटी अँड इंफ्रास्ट्रक्चर प्राईवेट लीमिटेड चे संचालक इम्माडल अब्दुल करीम बालबास तर्फे मुखत्यार ओवेश मोहम्मद मोहसीन कडीबाला पत्ता:प्लॉट नं: -, माळा नं: 4, इमारतीचे नाव: टेक्निप्लेक्स 1, ब्लॉक नं: गोरेगाव वॅस्ट, रोड नं: वीर भावरकर फ्लॉईओवर, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACB2165L	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:मेसर्स. श्री नमिनाथ लार्डफस्पेस एलएलपी चे भागीदार शांतीलाल हिम्मतलाल शाह पत्ता:प्लॉट नं: 29-30, माळा नं: तळ, इमारतीचे नाव: हार्बर क्रेस्ट, ब्लॉक नं: मझगांव, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ACBFS9342Q	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:जयराजिदेवी अमरबहादुर सिंह पत्ता:28, तळ, तांबानाला बिल्डींग नं. 83, चीचपोकली पूर्व, डॉ बाबासाहेब आंबेडकर रोड, कॉम्प्लेक्स:आण्णे, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	लिहून देणार वय :-78 स्वाक्षरी:-		

करीम दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 3 ची वेळ:01 / 11 / 2017 08 : 23 : 11 AM

अपत्यः

नामीन इमाम अरो निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विकास वेंगसरकर वय:40 पत्ता:मझगाव मुंबई पिन कोड:400010	स्वाक्षरी		
2	नाव:शहीर कडीबाला वय:43 पत्ता:जोगेश्वरी वॅस्ट मुंबई पिन कोड:400102	स्वाक्षरी		

दिनांक क्र.4 ची वेळ:01 / 11 / 2017 08 : 23 : 37 AM

दिनांक क्र.5 ची वेळ:01 / 11 / 2017 08 : 23 : 51 AM

सह दुय्यम निबंधक, मुंबई-2

EPayment Details



प्रमाणित करणेत येते की
दस्तायध्ये एकूणपाने आहेत
पुस्तक क्रमांक १, बवई-२/१०१३६/२०१७
नोंदला.
दिनांक 1 NOV 2017

सह. दुय्यम निबंधक, मुंबई शहर-२.

EPayment Number
MH006709522201718E

Defacement Number
.0003771823201718

14136 /2017

Know Your Rights as Registrants

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
Do not print immediately after registration.

For feedback, please write to us at: feedback.isarita@gmail.com

2101
2100